

**The Consolidated Plan
College Station, Texas
2000 - 2004**



**as required by the
U.S. Department of Housing and
Urban Development**

**Submitted by:
The City of College Station, Texas**

**Approved by City Council
8/10/00**



**City of College Station
2000 – 2004 Five-Year
Consolidated Plan**

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**For Questions or Comments
Please call the Community Development Division
(979) 764-3778**



CITY OF COLLEGE STATION, TEXAS COMMUNITY DEVELOPMENT DIVISION

Community Development Organizational Outline:

College Station City Council

Lynn McIlhaney, Mayor
James Massey, Place 1
Ron Silvia, Place 2
Winnie Garner, Place 3
Larry Mariott, Place 4

Dennis Maloney, Place 5
Anne Hazen, Place 6

Tom Brymer, City Manager
Glenn Brown, Assistant City Manager

Community Development Department

Randy Brumley, Interim Administrator
Debbie Eller
Sharon Montague

Gary Balmain
Gregg Lancaster
Joe Marino

Joint Relief Funding Review Committee

David Decker
Sara Goode
Jim Scarmardo

Tamara Jackson
Charlotte Mikulec
Peggy Samson

Facade Improvement Program Advisory Committee

Linda De Salvo
Cheryl Anz
Jane Kee
Jo Carroll

Deborah Jasek
Karen Kasper
Robert Mosley

The Community Development Department would like to express our appreciation to the agencies, departments and committees who participated in developing the City of College Station's 2000-2004 Consolidated Plan.

Date Adopted by College Station City Council
Date Submitted to U.S. Department of Housing and Urban Development

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EXECUTIVE SUMMARY
City of College Station
Five-Year Consolidated Plan: 2000-2004

The Consolidated Plan is the City's "Course-Charting" document as it relates to housing and non-housing community development needs. More specifically, it's the City's proposed plan to the Department of Housing and Urban Development (HUD) as to how those needs will be met in the next five years. It, along with the one year Action Plan, serves as the City's formal application to HUD, and allows each to evaluate successes in meeting identified needs. A variety of agencies, consultants and data were reviewed in compiling this document. The Plan Development Process section of this document will outline those agencies, office and individuals that contributed to the Consolidated Plan.

As the City of College Station enters the new millennium, it continues to experience dynamic growth and realization of the potential that is a result of the many resources invested in the community. The City's population in 1990 was 52,456 persons with 19,845 total housing units. When the last Five-Year Consolidated Plan was submitted in 1995 the population was estimated at 57,147. The current population as estimated by the City's Planning Department for January 2000, is 65,968, with a projected population of 78,000 in 2005. The housing stock has expanded to an estimated 26,345 units since 1990, with 66% of the new residential construction occurring since 1995.

This dynamic growth can often impact families in negative as well as positive ways. Community Development Block Grant and HOME funds are designated for the assistance of low/moderate income families, they being the least able to respond to pressures in housing availability and in the provision of other non-housing services. These pressures can be felt in all areas of housing including rental and purchasing, multi-family and single-family. As older neighborhoods most often offer the lowest cost housing for low/moderate income families, there are also non-housing needs that include infrastructure systems such as streets, sidewalks, water and sewer that are in need of rehabilitation or replacement. Access to parks and recreational areas also becomes a priority as low income families are less mobile and special needs populations such as children and the elderly need easier access. Neighborhood integrity and revitalization will need support in the form of code enforcement and commercial renovations. As our community grows and spreads out, access to health and human services will require careful planning and development to insure efficient delivery of support to those families feeling those pressures the most. Following are highlights related to housing and non-housing issues challenging the community in the next several years.

Housing Issues

Affordable shelter was listed in the 1995 plan as one of the most significant challenges of our community. That has not changed. Affordable shelter has been cited as the most serious problem in our community by residents of College Station in surveys and public hearings. The 1995-1999 increase in residential construction continues into the year 2000, but the demand for

low cost housing has not been sufficiently met. Large numbers of households still experience critical cost burdens as they seek decent and affordable shelter.

With Texas A&M University and the new Blinn College Campus in Bryan, and the associated large number of students seeking housing in the Bryan-College Station community (over 39,000 students depend on the private sector housing market), the existing housing stock in College Station is composed of a high percentage of rental property (1999 estimate is 79%).

Additionally, it is estimated that about 91% of the multi-family units in B-CS are occupied by students. Most of these units are small 1 or 2 bedroom units, designed originally for students or small families. Although Texas A&M University plans to limit its future enrollment, the local rental market will continue to be dominated by the housing needs of university students and faculty for many years to come. Current estimates indicate that about 62% of College Station residents are students. In turn, low-income families will continue to bear a heavy burden competing for adequate rental shelter in this competitive marketplace.

The demand for affordable rental housing continues to be high. Average local market rental rates exceed HUD's Fair Market Rents by 8-17% (not including utility costs), depending on number of bedrooms in the unit. Occupancy rates have remained consistently in the 95-99% range. Many local residents are concerned that too many multi-family units may once again be built. To avoid this situation, future multi-family units should be "gradually" developed within the City. Therefore, the City will continue to consider requests for support from developers utilizing state and federal resources (i.e. Low Income Housing Tax Credit - LIHTC, Section 202, Section 236, and other state and HUD subsidy programs) on a "case by case" basis. Favorable consideration should be considered for projects that provide housing and other services for elderly and special needs populations, amenities and designs suitable for family living, and complexes containing less than 40% subsidized units.

Sales prices on existing and newly constructed homes have also increased dramatically in the last year. The average sales price for an existing pre-owned home in Bryan and College Station has increased from \$101,700 to \$111,000, a rise of 9.1%. Average sales prices for Texas and the nation only rose by 5.1% and 4.6%, respectively. In addition, the number of houses sold in the College Station area during the last year increased substantially. Approximately 1,421 homes have been sold locally; however, only 89 homes (6.3%) were priced below \$50,000. Only 96 homes (6.8%) were sold for under \$60,000. In 1999, the average sales price of a newly constructed single-family home in Bryan/College Station is estimated to be \$150,000.

The need for adequate and affordable housing is of particular concern for low and moderate-income families in the community. The studies conducted during the information gathering process of the Five-Year Plan indicate that although unemployment in our community is at an all-time low, underemployment is of great concern. The demand for housing, coupled with this underemployment, has created a gap for families filling jobs that offer relatively low wages. Large household families and the elderly will continue to be adversely affected by this gap between the demand for housing and available affordable housing.

Estimating the need for facilities and services for the homeless in the Bryan-College Station community is difficult because many homeless persons do not use shelters. Local service

providers estimate that most of the area's homeless either temporarily move in with friends or relatives or live in automobiles. Most local service providers believe the 1990 Census data on sheltered and unsheltered homeless persons in Bryan and College Station was an underestimate of a growing problem. These same service providers estimate that the Bryan/College Station area has approximately 10-20 unsheltered homeless persons, with most of these persons located near the Bryan downtown area.

Other Special Need populations continue to experience housing affordability and accessibility issues. Special programs and services need to be maintained and expanded for the elderly, frail elderly, persons with mental and physical disabilities, and persons with AIDS/HIV.

Non- Housing Issues

Improved information systems and collaboration among providers of services at all levels are the underlying themes to CDBG assistance for direct public services. Better information flow from client to agency and between agencies, while always observing client confidentiality, will better enable the targeting of services to empower families within a holistic framework. The focus on families and the importance of collaboration will be enhanced by continued involvement with organizations such as Project Unity and the Barbara Bush Parenting Center. Information and referral will be enhanced by technological advances in information systems allowing private and public partnerships in the establishment of networks linking clients and agencies. United Way and Brazos Valley Council of Governments are leading a task force that includes the City of College Station to develop an information system that allows clients access to the most appropriate services and that will assist the City (and other funding sources) in directing resources to the most effective strategies. The Joint Relief Funding Review Committee will continue to promote partnership between the City of College Station and City of Bryan in recommending projects to provide direct services to low/mod income families in addressing priority needs.

Consolidated Plan

The Five-Year Plan for 2000-2004 has been subdivided into two basic sections: **Housing Development Plan** and the **Non-Housing Community Development Plan**. Discussions regarding *Continuum of Care* and *Lead Based Paint* will be covered in the Housing Development Plan. The *Institutional Structure* that details the resources available to address the needs and obtain the goals will be covered in a separate section.

Each of the two plans addresses goals developed through a process begun in August 1999 with surveys, public hearings, non-profit agency response, committee input and focus group action. The goals developed in response to the City's identified needs and priorities for the five year period of 2000-2004 are as follows:

Housing Development Plan

1. Ensure adequate affordable rental housing opportunities for lower income individuals and families.
2. Ensure adequate affordable housing assistance for lower income home owners.

3. Retain and expand affordable housing opportunities for lower income first-time home buyers
4. Ensure adequate affordable housing opportunities for lower income special needs populations.
5. Ensure affordable, safe and secure housing opportunities for lower income occupants.

Non-Housing Community Development Plan

1. Encourage and support the delivery of Health and Human Services to assist families in reaching their fullest potentials
2. Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families
3. Provide Economic Opportunities for development of a strong and diverse economic environment to break the cycle of poverty
4. Revitalize Declining Neighborhoods in support of well-placed neighborhoods for development of families

Each plan addresses these goals through proposed objectives with accompanying strategies of programs and projects through partnerships with other departments, organizations, and non-profit agencies. These strategies include the continuation of existing local housing and non-housing programs and the development of new projects and programs designed to meet the changing and progressive nature of our community.

The City of College Station has also developed a separate Annual Action Plan for the year 2000 based on the needs, goals and objectives presented in the Five-Year Plan. The Action Plan describes the specific housing and non-housing programs and activities to be accomplished in the community during the year 2000.

Please note that the required tables: 1A, 2A and 2B are included in the Appendix. Table 4, though required, is not applicable to College Station and is not included.

The Five-Year Plan for 2000-2004 is the result of a collaborative effort by Community Development staff members, other City Departments, local housing service providers, local non-profit providers of health and human services, members of the Joint Relief Funding Review Committee and Façade Improvement Committee, and the many residents of the community who responded to surveys and public hearings. It is the intent of this effort that the proposed plan be a working document that will give direction to Community Development projects during 2000-2004, but that it will also allow the dynamics of a progressive and growing community to respond to changing needs and priorities on a yearly basis.

The Plan Development Process

The development of the City of College Station's 2000-2004 Consolidated Plan began officially in August 1999. The City of College Station Community Development staff began to collect data on the housing and non-housing needs for the community.

On August 17, 1999 the College Station Community Development Department hosted a coalition of local providers of health and human services including College Station Independent School District, Bryan Independent School District, St. Joseph Hospital, Brazos Valley Council of Governments, United Way Brazos Valley, Project Unity, City of Bryan Community Development Department, Brazos Valley Community Action Agency and other non-profit service providers. This collaborative effort resulted in the ***Brazos Valley Needs Assessment 2000: Brazos County Edition***. During the months of April and May 2000, a human needs assessment survey was designed and administered by **Public Management Associates** for the cities of Bryan and College Station, Texas. The survey population was adult residents of the seven county Brazos Valley area. The Brazos County edition contains data specifically from Brazos County. The results of the 2000 survey provide a current database that is representative of attitudes of the adult citizens of the area.

The objectives were to identify:

- Citizen concerns regarding specific municipal service, community, neighborhood and household issues
- Barriers to housing choice experienced by people seeking to rent or to purchase a home
- Health care related issues
- Preferences for future services

Additionally, the ***Brazos Valley Human Service Agency Survey 2000*** was the result of questionnaires sent from the Community Development Department to approximately 250 local providers of health and human services. 80 surveys were returned and evaluated by **Public Management Associates**. The survey instrument was constructed using information collected in interviews with representatives of the following government and human service agencies in the Brazos Valley area:

- City of College Station
- City of Bryan
- United Way Brazos Valley
- Brazos Valley Community Action Agency
- Brazos Valley Council of Governments
- Bryan Independent School District
- College Station Independent School District

- College Station Kiwani's Club
- Project Unity
- Twin City Mission
- Brazos County Community Council

On January 28, 2000 the cities of College Station and Bryan began a Housing Market Analysis and Housing Assessment utilizing resources of Texas A&M University Research Foundation led by Dr. Fred Forgey. By utilizing the resources of a class project and extensive Community Development staff involvement. This project served as the central data-gathering tool for the Housing Development Plan portion of the Consolidated Plan.

Since August 1999, staff members of the College Station Community Development Office have communicated with numerous nonprofit public service providers, local citizens, and professional housing and real estate professionals about the housing and non-housing needs of the College Station community. Listed below are a few of the many groups and agencies which contributed significantly to the development of the Consolidated Plan:

The Joint Relief Funding Review Committee (JRFRC)
 Branson Research Associates, Inc.
 Brazos County Health Department
 Brazos Valley Community Action Agency (BVCAA)
 Brazos Valley Council of Governments (BVCOG)
 Brazos Valley Mental Health Mental Retardation Authority (MHMR)
 Brazos County Community Council
 Brazos Food Bank
 Brazos Valley Council on Alcohol and substance Abuse (BVCASA)
 Brazos Transit
 City of Bryan Community Development Division
 Bryan-College Station Chamber of Commerce
 Bryan-College Station Economic Development Corporation (EDC)
 Bryan-College Station Apartment Association
 Bryan- College Station Board of Realtors
 Elder-Aid
 City of College Station Development Services Division
 College Station Independent School District (CSISD)
 Habitat for Humanity
 Health for All Clinic
 Texas Work Force Commission
 Texas Department of Human Services
 Texas A&M University (TAMU)
 Twin City Mission

Three official public hearings were held during the Consolidated Planning Process. The first two were to gather information and comments regarding needs and the priority of needs in College Station. The third public hearing on July 10, 2000 was held to present the goals and objectives developed from the information gathered from the surveys and first two public hearings. The

Consolidated Plan was presented and copies made available at the Public Library and Community Development Division office.

The comments from the public hearings (April 10 and 25, 2000) held during the information gathering stage may be summarized in the following two spreadsheets:

Comments from April 10, 2000 Public Hearing

Stressed the importance of creating & maintaining job training and opportunities.
There is a need for more affordable housing - especially 1 bedroom rental units in the \$350-\$400 price range.
There is a need for more affordable housing in secure areas.
There needs to be a focus on historical preservation.
Less commercial rehabilitation needs to be done with CDBG funds.
More neighborhood parks should be developed.
Wider sidewalks should be installed in the older neighborhoods.
Additional comments on wider/more sidewalks in older areas of town.
There is a concern about the busy traffic in neighborhoods - there is a need for traffic control.
There is a need for traffic control in the Sterling Street area because kids play in the street because there is no neighborhood park.
There is a need for a safe crossing for users of the Lincoln Center at Holleman & Eleanor.
The sanitation infrastructure needs to be updated - this would help with street improvements.
Concerned with the number of people allowed in a single family dwelling & if there was a violation, how the violation would be enforced.
There needs to be more parking in the Lincoln Center area.
There needs to be a pool in the Lincoln Center area.
There needs to be more ADA accessible housing units.
There needs to be more housing & services for the elderly.
There is a need to promote historical enhancement.
Infrastructure in L/M areas (utilities, sidewalks, streets) needs to be addressed.
Procedures need to be developed to track/grade CD's effectiveness and make the information available to the public via the City's website.
Less dollars should be spent for commercial.
More dollars should be spent for housing needs.
There needs to be a follow-up to current job training programs. Also a need to empower people to become self-sufficient & secure employment.
There is a need for a neighborhood park in the Sterling Street area & also in other older/LMI areas.
Agency Representative Comments
There is a need for more Section 8 housing units.
There needs to be an emphasis on Information & Referral services.
Keep 15% for social service funding in place - don't reduce.
Emphasis on small neighborhood parks.
The problem of large groups of students residing in one dwelling needs to be addressed - possible change in City code to allow no more than 3 unrelated individuals in a dwelling.
There is a need for intergenerational accommodating parks in the City with wider plaza areas, more benches, wider sidewalks, & more/better lighting.
Housing needs are currently geared toward the student population - more emphasis needs to be placed housing for individuals with fixed incomes.
There is a desire to ensure the full 15% for social service agencies is made available for funding.
There is a need to follow-up assistance to new homebuyers and the elderly for routine maintenance of homes.
A suggestion to develop a job training program utilizing the "trainees" on L/M homeowner repairs.

Comments from April 25, 2000 Public Hearing

Increase funds for infra structure and street improvements.
Need improved quality of pavements for bicyclists
There should be specific lanes for bicyclists
Problem with long-term parking in Northgate area (more than one hour)
Problem with medium-term parking in Northgate area (one hour)
Problem with short-term parking in Northgate area (less than one hour)
Concern over night time and Sunday parking in Northgate area
Critical parking problem exists in Northgate area
Problem with code enforcement concerning parking issues in Northgate area
Rehabilitation of commercial neighborhood, including parking situation, important
Customers do not want to spend money to park
Proposed bike/hiking trail to Hensel Park will impact the type of development that will occur in future in Northgate area
Need for development of affordable one- to two-bedroom townhouses or condominiums
Many people are interested in more urban style living arrangements
Development of affordable housing in Northgate area would be beneficial
If infrastructue and streets were improved, developers would be encouraged to build in Northgate area.
If infrastructue and streets were improved, Northgate property owners would be encouraged to improve their properties.
Need for more housing in price range of \$400-\$500 for 1-2 bedrooms
Hard to find any one bedrooms apartments to rent for less than \$400
Enjoys coming to Northgate, but would not pay for parking
Does not like to shop in Northgate because of the lack of parking space
Red light at corner of University and College Main should not allow vehicles to turn on red, in order to give pedestrians time to cross intersection
Only 18% of traffic accidents that occurred during the last four years were on College Main.
Would like TAMU buses to stop in Northgate area
Some of Northgate area should be rezoned
Northgate district is an urban society, and City needs to have a bigger Facade Program project, covering more of an area.
Would like to know the City's overall vision for the Northgate area--whether it is to be a historical, entertainment, arts, economic or parks area
Concern that the City might want to consider Northgate area as a tourist area with emphasis on arts and entertainment
Need to get word out to landlords concerning Rental Rehabilitation Program
Everyone in Northgate area is concerned about bicycle, pedestrian, and parking safety.
Concern over the function of the Northgate Revitalization Board--if it meets the needs of the merchants in the area
The old parking lot on College Main was full of potholes, but was always full. New parking lot is not fully utilized except at night.

Selected Demographics

The City of College Station is located in the central portion of the State of Texas, approximately 90 miles east of Austin and 200 miles southeast of Dallas. It originated as a bedroom community to Texas A&M University and was developed in its early years by university faculty, staff and alumni. It also provided housing for rural agricultural workers and maintenance and grounds-keepers personnel for the university. In 1938, the City of College Station was incorporated around Texas A&M University. Since that date, College Station's economic base has expanded to include regional retail services, light manufacturing, high tech, and health care services. The City of College Station is a "Home Rule" municipality with a "Council/Manager" form of government and has an estimated population of 65,968 in January, 2000, up 26% from the 1990 population of 52,456.

In 1980, College Station city limits contained 24.073 square miles. Since then, the City has grown to a total of 40.78 square miles with the most recent annexation in 1996.

The City of Bryan, an older community of approximately 62,724 persons, is located immediately adjacent to the north of College Station. This close proximity means the housing and non-housing needs of the two communities are inter-related and often overlap. Most citizens believe it to be in the interest of both communities to actively work cooperatively whenever feasible in order to reduce duplication of efforts and service delivery.

As part of this report, basic information was collected regarding:

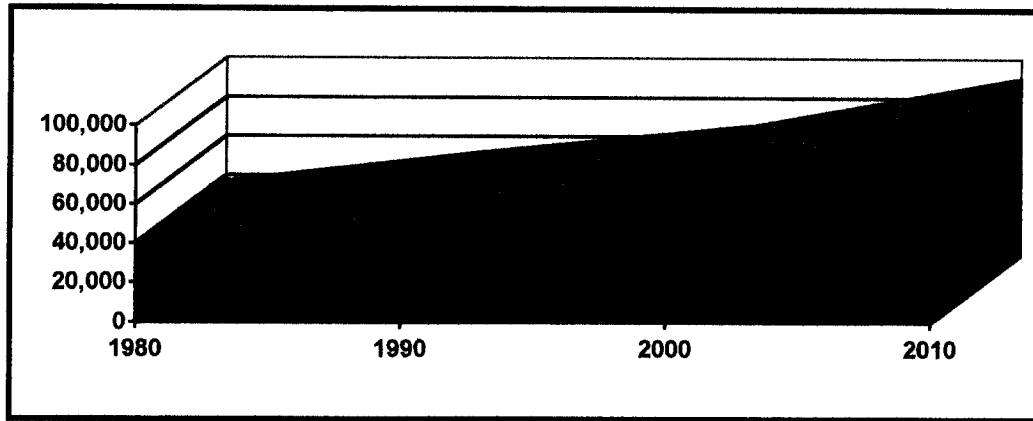
- Population
- Income levels
- Household composition
- Employment and Education Trends
- Housing

This information, with other more detailed data contained elsewhere in this report, was used in the analysis of identified community needs and the formulating of strategic goals and objectives to address these needs.

1. Population

The chart below illustrates College Station's population growth and projected growth to the year 2004. The City's population appears to be growing steadily at a rate exceeding that of Bryan and the state. The median age in 1990 was 21.7 years, compared to the state median age of 30.8 years. Only 2.8% of the 1990 total population was reported as over age 65, and 13.8% was under age 18. There were 17,878 reported households, with 57.9% being non-family

households. Only 5.6% of the households contained a person over age 65, while 22.6% contained children under 18. There was an average of 2.64 persons per household.



Population Trends 1980-2010

<i>Year</i>	<i>Population</i>	<i>Percent Change</i>
1980	37,272	
1990	52,456	41%
1995	58,592 (estimated)	
2000	65,968 (estimated)	26%
2005	78,000 (projected)	
2010	90,400 (projected)	37%

Source: 1980-1990 U. S. Census; 2000-2005-2010 from City of College Station Planning Department

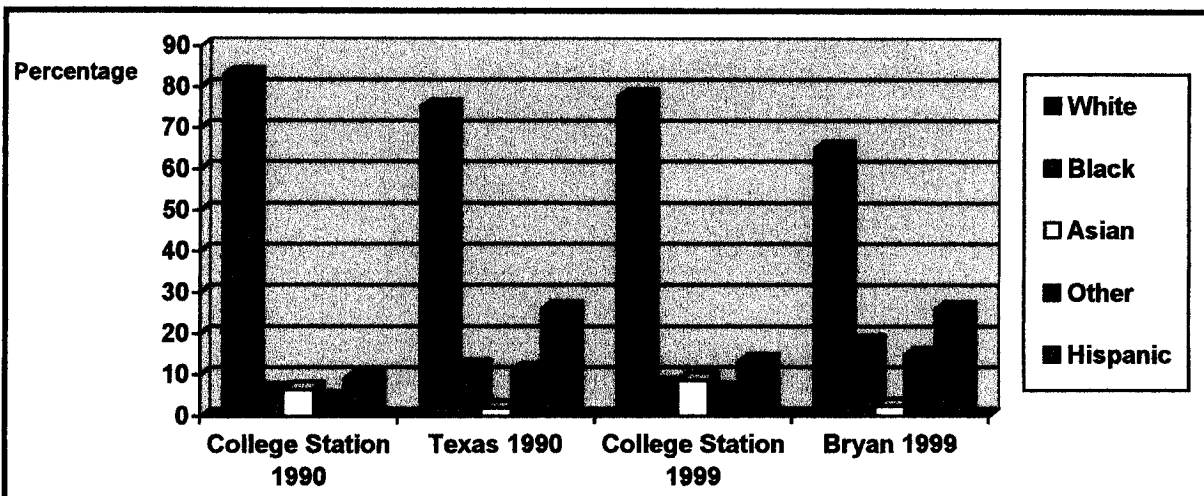
Population by Race and Ethnicity

The City of College Station has diverse and growing ethnic, cultural, and racial populations. In the last decade it appears that the most significant increases in College Station occurred in the Asian and Other races and in the expanded Hispanic ancestry population. In Bryan, significant increases are indicated in the Black population and the Hispanic ancestry. In 1999, Non-Hispanic minorities comprise roughly 22.4% of College Station's population, compared to an estimated 35% in Bryan. Hispanic ancestry in all races comprise 13.2% of College Station's population and 26% in Bryan. The estimated population breakdown by race in College Station, Bryan, and the state is as follows:

White (non-Hispanic)	82.96%	75.21%	77.60%	65.00%

Black (non-Hispanic)	6.30%	11.90%	7.50%	17.80%
Asian or Pacific Islander	6.50%	1.88%	8.70%	2.40%
Other	4.24%	11.01%	6.20%	14.80%
Total	100.00%	100.00%	100.00%	100.00%
Hispanic (all races)	8.92%	26.00%	13.20%	26.00%

Racial Composition 1990-1999
College Station – Bryan - Texas



Source: 1990 Census; Bryan College Station Chamber of Commerce Market Profile Report April 28, 2000

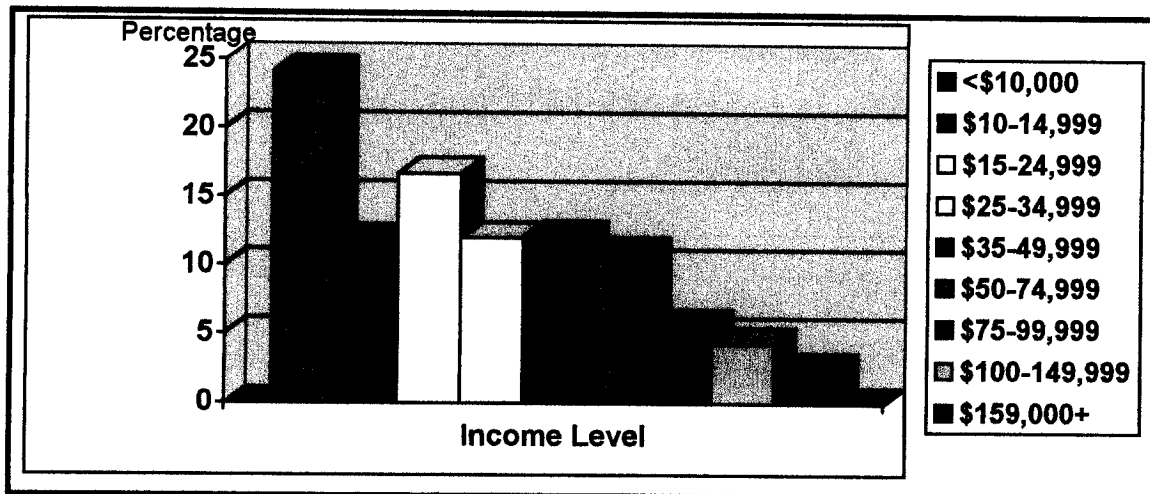
Some areas of the City contain relatively high concentrations of minority residents based on 1990 Census data. *An area of high minority concentration is defined as a 1990 Census block group with a percentage of minority residents in excess of 10%.*

More than 68% of the City's Asian residents are located in an older small northern portion of the City, locally called "Northgate" (Census Tract 0014, Block Group 1). Most of these residents are foreign students affiliated with Texas A&M University.

Modest concentrations of Black and Hispanic citizens (as demonstrated in the table below) are located in three general areas of the City:

- 1) Eastgate neighborhood (CT 0013, BG 4);
- 2) Southgate/Lincoln Center neighborhood (CT 16.01, BG 5); and
- 3) Richards/Sterling neighborhood (CT 0017, BG 1).

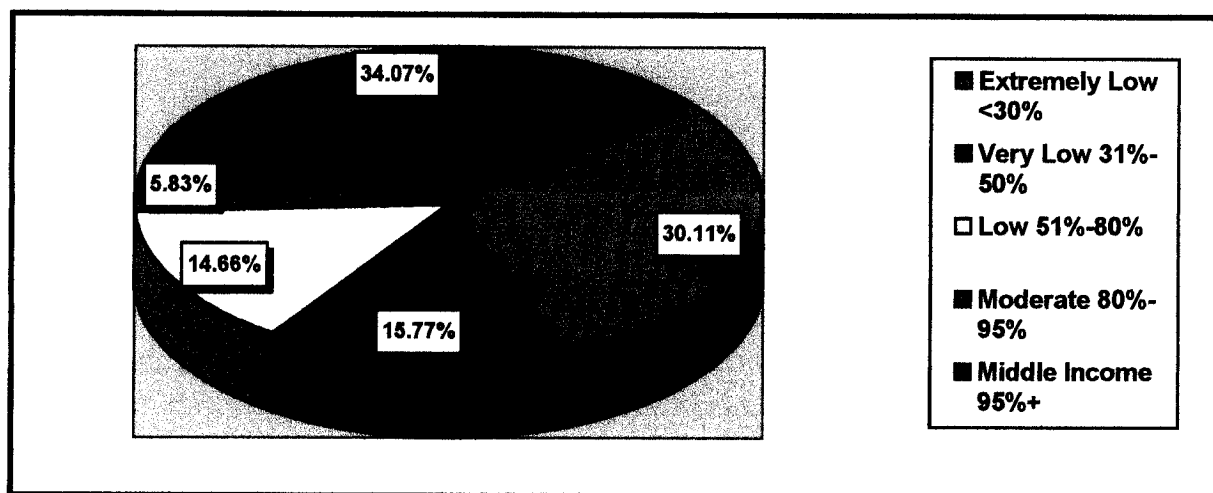
A high percentage of the existing dwelling units in these neighborhoods are some of the oldest structures in the City. Many are of original poor design and construction quality and are substandard and in need of rehabilitation or removal. By far, most of the City's rehabilitation efforts and funding have been concentrated in these neighborhoods.



Source: Bryan College Station Market Profile Report April 28, 2000

The 1999 estimated average household income is reported as \$41,240 in the B-CS Market Profile Report. The estimated 1999 median household income for College Station only is reported as \$22,878. In 1999, an estimated 38% of College Station residents had incomes below the "poverty level", compared to the state rate of 18.1%.

College Station Income Levels (Percentage of Median Income)



Source: 1990 Census

An "Area of Low-Income Concentration" is defined as a 1990 Census Block Group whose total population consists of more than 50% of the residents earning less than 80% of the area's (B-CS MSA) Median Family Income (\$43,600) adjusted for household size. See Map 2 on Page 18B. The concentration of low-income families in College Station follows the same general pattern as the local racial/ethnic concentrations described above. The following table identifies the areas in

Minority Concentrations in College Station

CT 0013	4	35.50%	N/A	N/A
CT 0014	1	N/A	N/A	68.36%
CT 16.01	2	N/A	16.90%	N/A
CT 16.01	5	69.32%	N/A	N/A
CT 16.02	1	N/A	19.88%	N/A
CT 16.02	4	N/A	13.83%	N/A

Source: 1990 Census

N/A = The percentage of minority residents is less than 10%.

2. College Station Household Income

For the purpose of most state and federal grant programs, the City is required to utilize the Bryan-College Station Metropolitan Statistical Area income levels and the federal definitions of the various income levels. The following chart details the B-CS MSA low-income levels as provided by the U. S. Department of Housing and Urban Development.

2000 Median Income Limits – B-CS MSA - \$43,600 Median Income

Household Size	Extremely Low Income < 30% Median Income	Very Low Income < 50% Median Income	Low Income < 80% Median Income
1	\$9,150	\$15,250	\$24,400
2	\$10,450	\$17,450	\$27,900
3	\$11,750	\$19,600	\$31,400
4	\$13,100	\$21,800	\$34,900
5	\$14,150	\$23,550	\$37,650
6	\$15,150	\$25,300	\$40,450
7	\$16,200	\$27,050	\$43,250
8	\$17,250	\$28,800	\$46,050

Source: The U. S. Department of Housing and Urban Development

Percentage of Population and Income Levels

Under \$10,000	24.1
\$10,000-\$14,999	11.8
\$15,000-\$24,999	16.7
\$25,000-\$34,999	12.0
\$35,000-\$49,999	12.1
\$50,000-\$74,999	10.9
\$75,000-\$99,999	5.6
\$100,000-\$149,000	4.3
\$150,000+	2.5

the City containing populations of at least 50% low-income:

Areas of Low-Income Concentration

0013	1	2148	1525	71.00
0013	3	1564	1205	77.05
0013	4	740	534	72.16
0013	7	2109	1912	90.66
0014	1	1837	1509	82.14
0014	2	527	491	93.17
0014	3	756	650	85.98
0014	4	712	440	61.80
0015 (TAMU)	1	21	21	100.00
0016.01	1	1256	896	71.34
0016.01	4	518	349	67.37
0016.01	5	1030	955	92.72
0016.02	1	912	737	80.81
0016.02	2	1799	1409	78.32
0016.02	4	803	686	85.43
0016.02	5	1616	1400	86.63
0017	1	2472	1995	80.70
0017	2	798	498	62.41
0018	1	622	490	78.78
0020	1	1672	1508	90.19
0002.02	3	103	67	65.05

Source: 1990 U.S. Census Special TAB Tape, State of Texas

Additionally, 1990 Census data indicates that 1,044 households (5.8% of total) have incomes between 80-95% of the B-CS MSA Median Income Level. These Moderate Income households are not typically eligible to receive subsidized housing or other public services that are often restricted for use by low-income residents. Due to the current high cost of housing (as discussed in greater detail in the Housing Market Analysis section), this income category also experiences difficulty in obtaining decent, affordable housing. Data indicates that 57% of the households in this category continue to rent their residence and that 16% spend more than 30% of their income on housing costs.

3. Household Composition

Household composition shows the demand for each type of housing in a community. College Station has a large percentage (66%) of small households (those with only one or two persons). Students from Texas A&M University and Blinn College residing off-campus may account for this number as well.

Household Composition (1990)

1 Person	26.7
2 Persons	39.3
3 Persons	18.0
4 Persons	11.1
5 Persons	3.5
6 Persons	1.0
7+ Persons	0.5

Source: 1990 Census

4. Employment/Education

The following tables provide a composition of the labor force in the Bryan-College Station area. The majority of employment in the area (74.8%) is of a white-collar nature. Bryan-College Station also had a very low percent (3.1%) of unemployment as of 1990, a trend that has continued throughout the last decade. The 1990 Census indicates that 47.8% of the City's population was not in the work force, while 81.5% of the City's total population was between the ages of 17-65.

There is not data available to demonstrate or record the level of "underemployment", a situation where household earnings are not sufficient to provide adequate basic necessities. Additionally, while offering employment opportunities when it might not otherwise be available, many local employers do not provide affordable health care or other leave benefits. Local non-profit organizations consistently report rising numbers of "working poor" who do not meet the eligibility criteria for some federally funded programs, but are still in need of assistance. The recent welfare reform legislation has led to many families becoming disqualified or ineligible for continued assistance, but still lacking the necessary skills and training needed for self-sufficiency.

Employment Type	1990
Employed in Civilian Labor Force	48.8
Unemployed	3.1
Population Not in Labor Force	47.8
Population in Armed Forces	0.3

Source: Bryan College Station Market Profile Report April 28, 2000

Employment Type	Percent
White Collar	74.8
Blue Collar	10.4
Service	13.0

Source: Bryan College Station Market Profile Report April 28, 2000

The following is a listing of the average hourly rate for selected occupations in Bryan-College Station.

**Average Hourly Rate for Selected Occupation
Bryan-College Station, Texas
1998-99**

Accounting Technician	14.00
Mechanic (Automotive)	13.51
Clerk Typist	6.25
Cook	8.10
Carpenter	9.50
Painter	11.00
Vocational Nurse/LVN	11.05
Truck Driver (Heavy)	10.00
Janitor/Cleaner	7.48
Secretary (Entry Level)	7.86
Customer Service	8.72
Electrician	13.81
Nutritionist	15.97
Pharmacist	26.36
Teller	8.93
Computer Specialist I	17.31

Source: Brazos Valley Personnel Association – Wage and Salary Report (December 1998)

Education statistics are another way to determine the relative socio-economic status of a community. The 1990 Census indicated that about 70% of the City's residents were enrolled in school, with 85.6% of those being enrolled in college. Additionally, 27.6% of the City's residents had obtained a Bachelor's Degree (compared to 15.3% in Bryan), and 31.3% had obtained a Graduate degree. The average years of school completed was 15.2, compared to 12.6 years in Bryan. By 1999, the percent in College Station who were college graduates had increased to 58.9%, compared to the state rate of 20.3%.

3. Housing Supply

A detailed discussion of the City's housing market is found in the Housing Market Analysis section of this document.

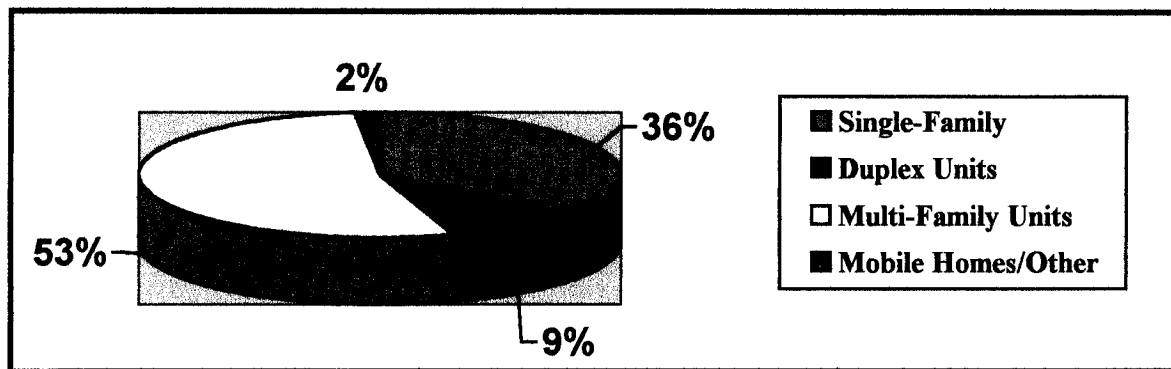
The 1990 Census indicated 19,845 housing units in the City, with 17,878 being occupied (a vacancy rate of 9.9%). More current information indicates an estimated total of 26,345 units in 2000, and an occupancy rate typically ranging from 95% to 99%. The 1990 Census also indicated that 57.51% of College Station residents lived in structures containing 3-50 housing units, while only 33.72% lived in single-family structures, and 6.65% lived in duplex units. Only 1.11% lived in mobile homes.

Unit type	Number of Units	Percentage
Single, Detached	5606	21.27
Single, Attached	1086	4.12
2 Units	1321	5.01
3-4 Units	2925	11.10
5-9	2508	9.51
10-49 Units	4592	17.43
50+ Units	1388	5.26
Mobile Home	293	1.11
Other Units	126	.47

Source: 1990 Census

Information from the 1990 Census, combined with housing development data obtained from the College Station Building Department, indicates housing types in 2000 as described below. This data demonstrates that approximately 64% of the City's population lives in duplex or multi-family housing units.

College Station Housing Type



Housing Age

The age of housing in a community can have significant impact in terms of affordability, housing condition, and neighborhood stabilization. Approximately 71% of the housing units in College Station were built between 1970-1984.

Housing Units and Year Built

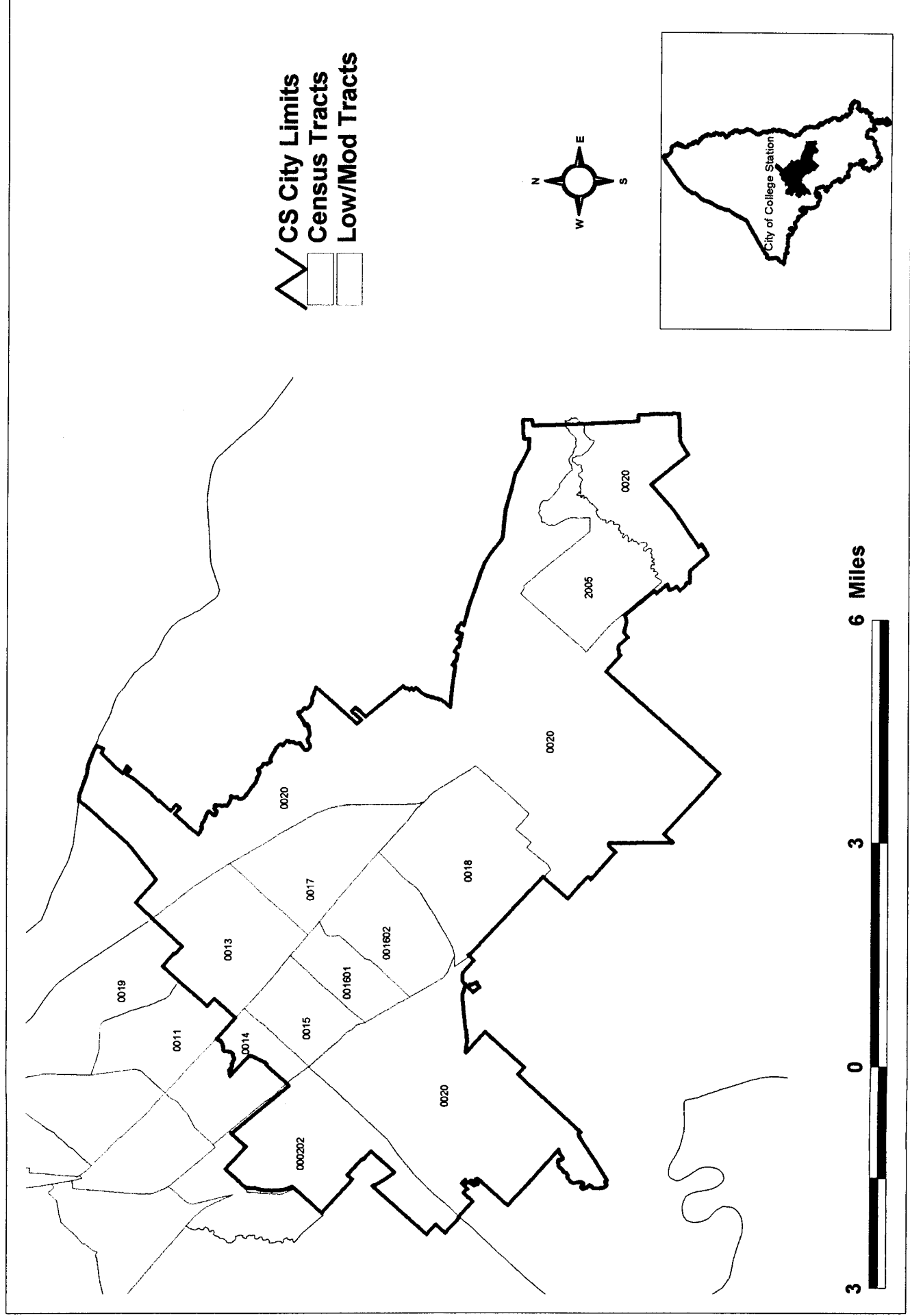
Housing Units and Year Built	
1985-1990	8.2
1980-1984	31.0
1970-1979	40.2
1960-1969	10.2
1950-1959	5.5
1949 or earlier	4.8

Source: Bryan College Station Market Profile Report April 28, 2000

The data included above, combined with additional more detailed information described later in this document, was utilized in focus group meetings and public hearings in order to obtain citizen input and comments regarding the Housing and Non-Housing Community Development needs in the community.

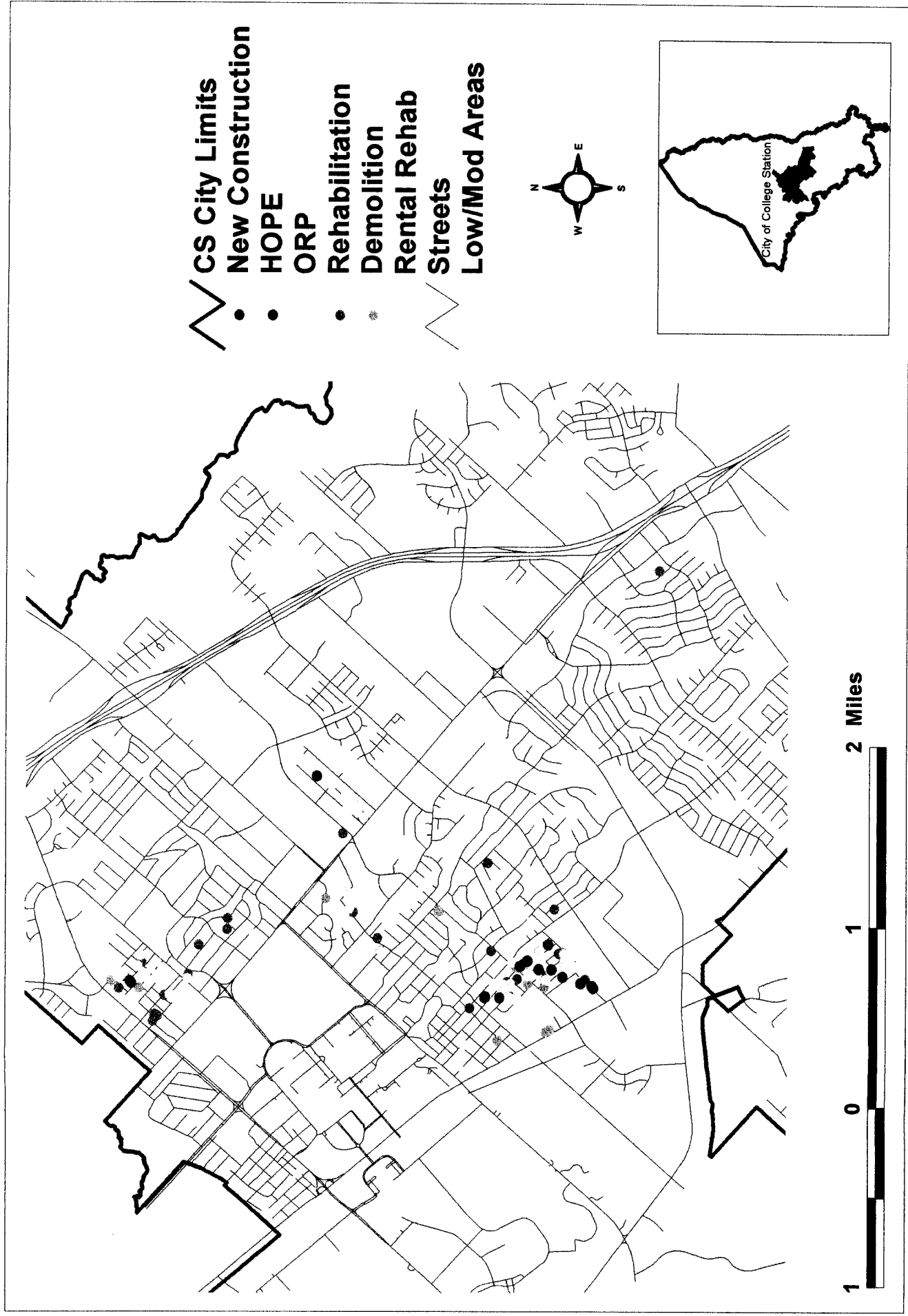
Source: City of College Station GIS Data

City of College Station Census Tracts

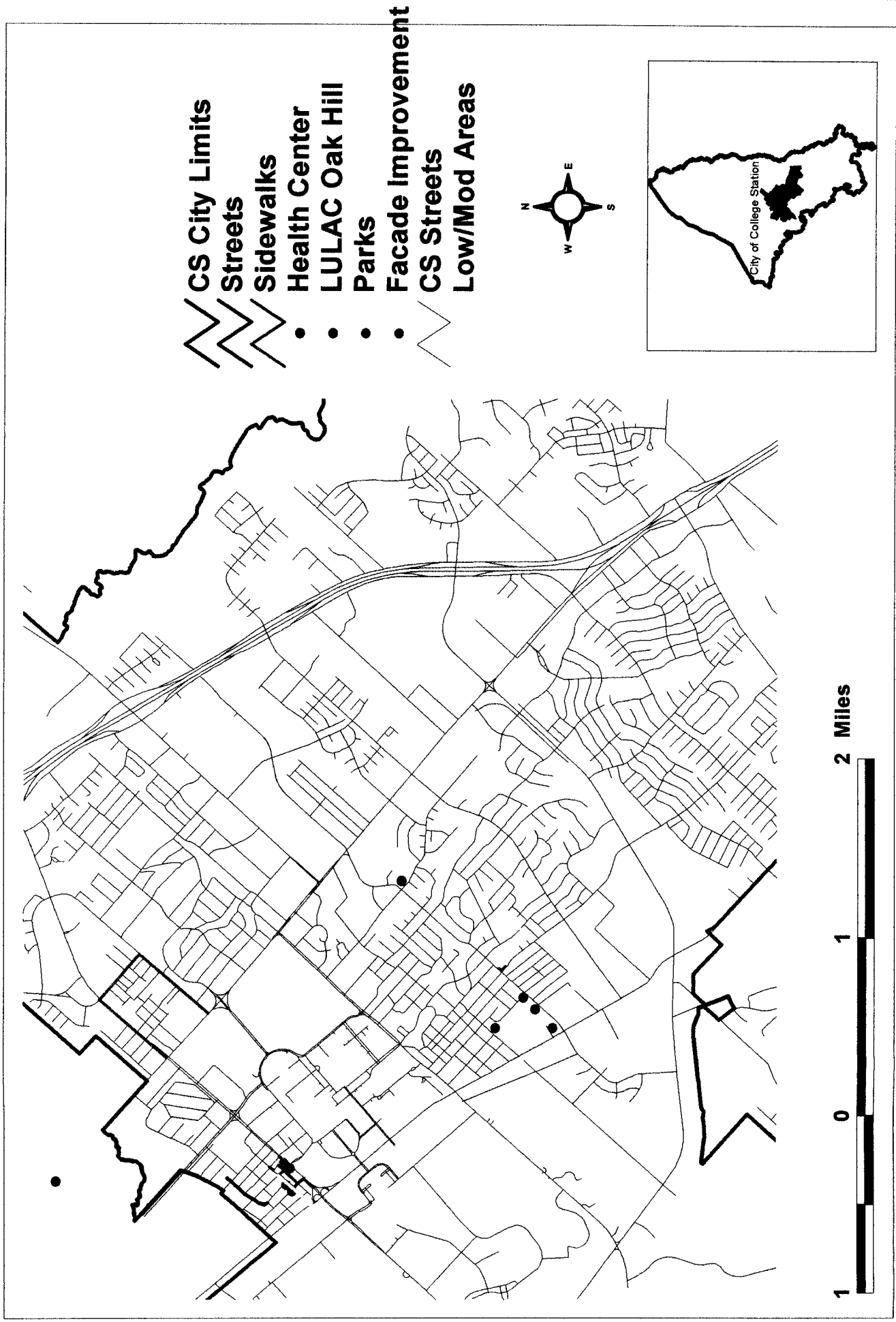


Source: 1990 U.S. Census Data as supplied by City of College Station GIS Data

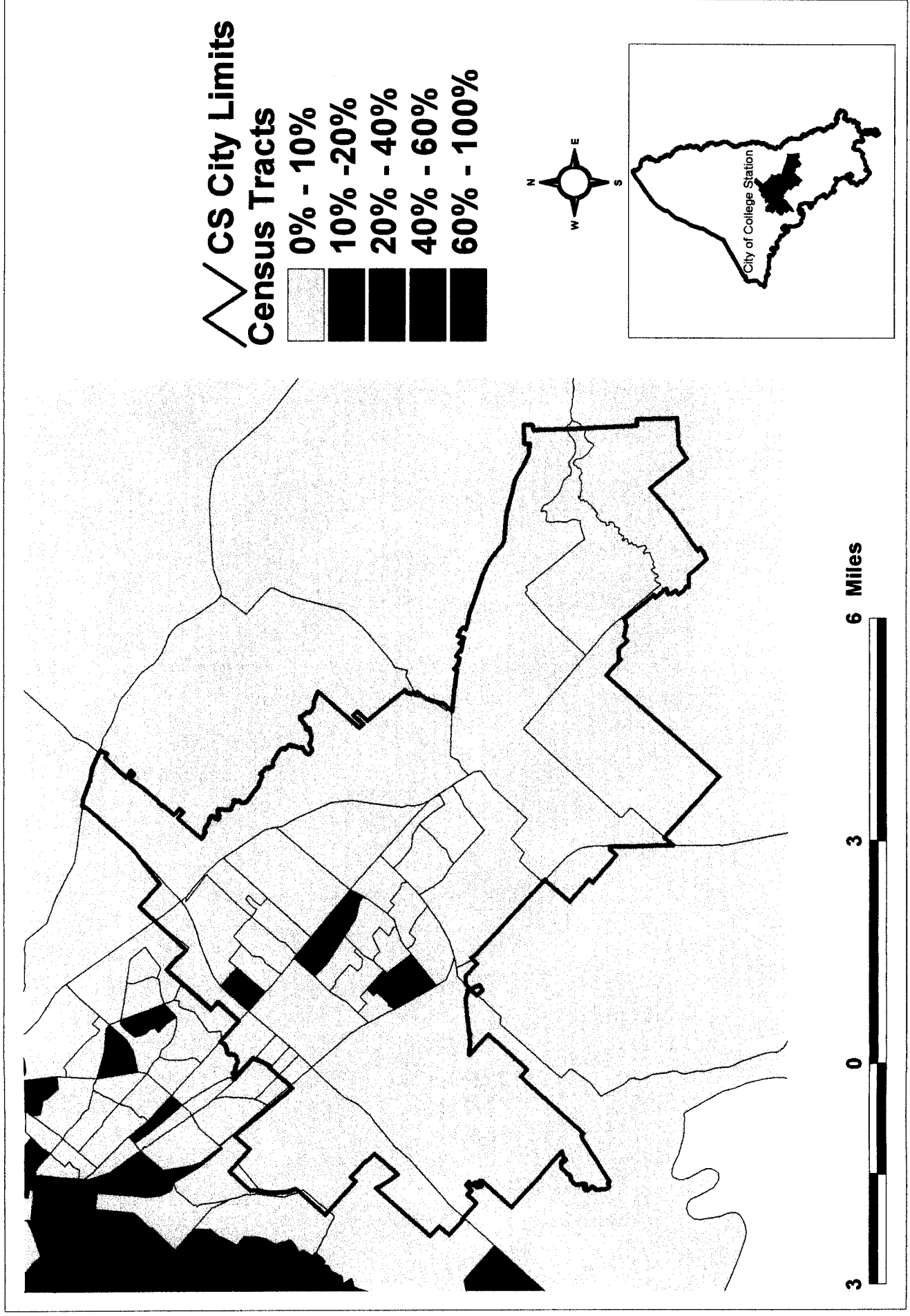
City of College Station Housing Activities



City of College Station Non-Housing Activities

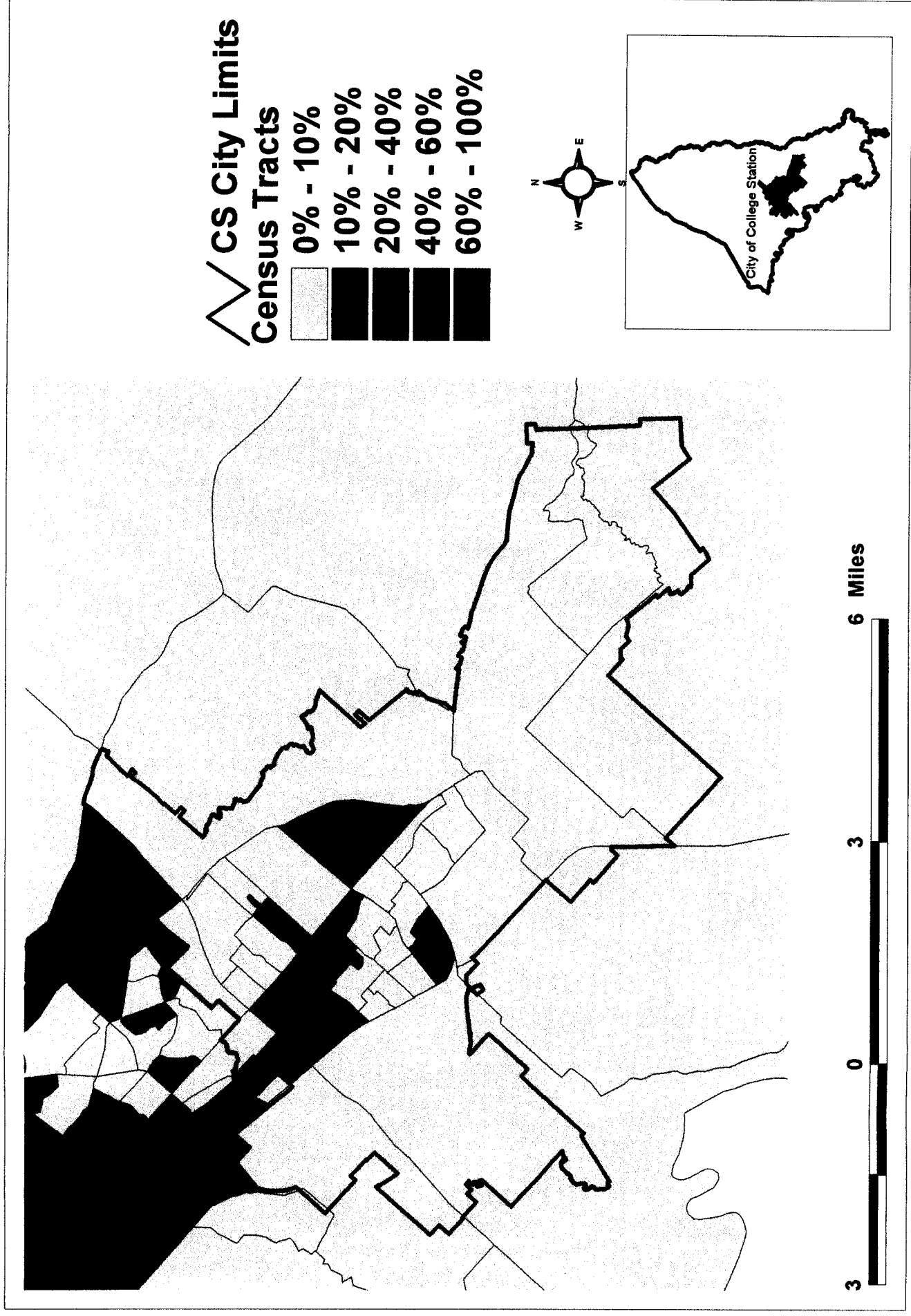


African-American Concentrations



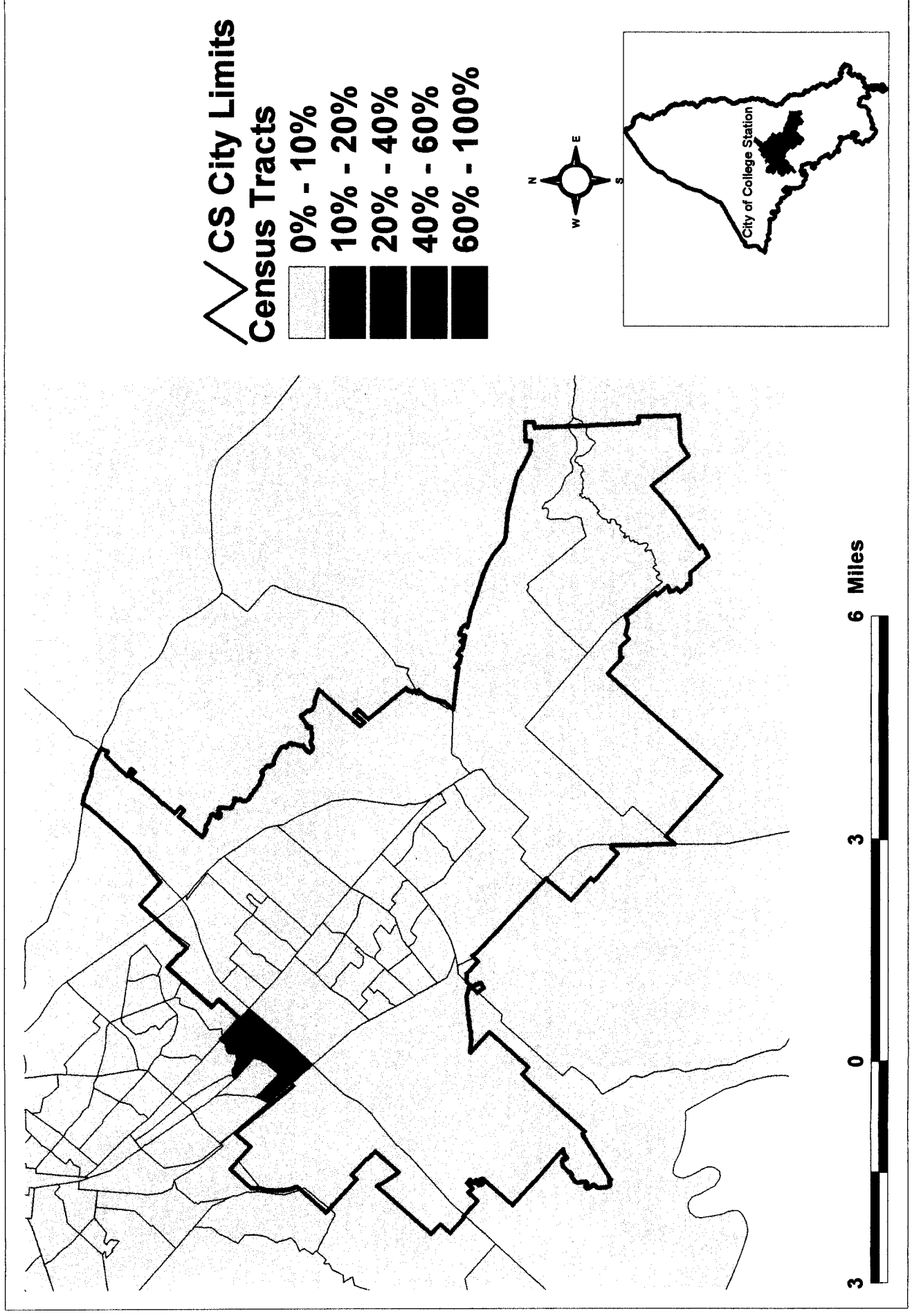
Source: 1990 U.S. Census Data as supplied by City of College Station GIS Data

Hispanic Concentrations

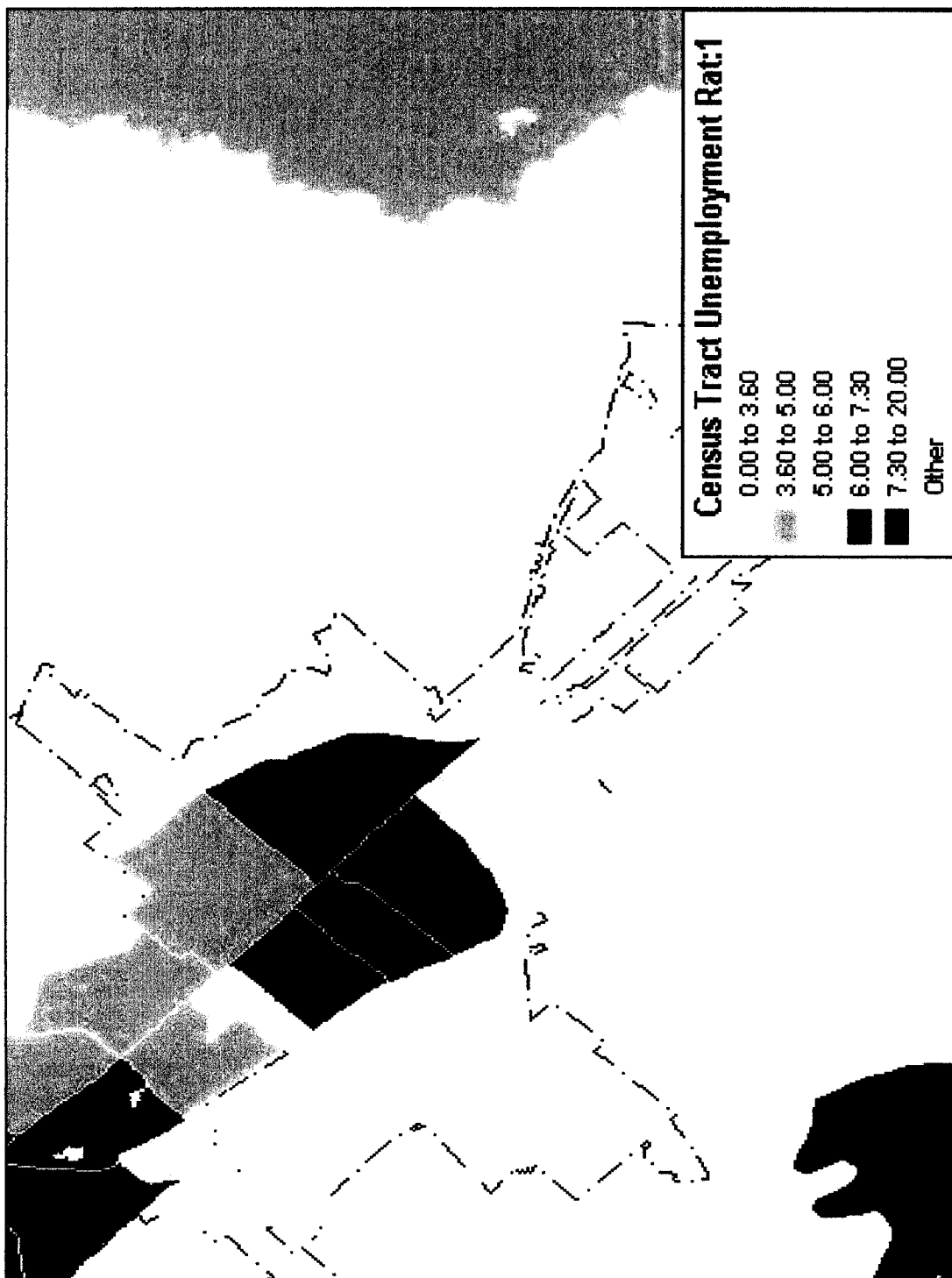


Soucre: 1990 U.S. Census Data as supplied by City of College Station GIS Data

Asian/Pacific Islander Concentrations



Source: 1990 U.S. Census Data as supplied by City of College Station GIS Data



1990 U.S. Census Data as supplied by Community 2020 Data

Housing Market Analysis/Development Plan

A. Housing Stock - General Characteristics

Several factors are used to describe and analyze a community's housing market. This section includes information on the following:

- Household Size
- Household Composition
- Housing Development
- Housing Trends and Forecasts
- Local Rental Market
- Housing Tenure
- Rental Cost/Occupancy Rates/Mobility
- Local Sales Market
- Physical Condition of Housing Stock
- Lead Paint Issues
- Public Assisted Housing
- Homeless Housing Inventory
- Special Needs Housing Inventory
- Supportive Services for Homeless and Special Needs
- Barriers to Affordable Housing
- Anticipated Housing Need

Following the analysis of data and description of need is the listing of broad-ranged housing goals and related housing objectives.

The statistical information used for analysis was gathered from a variety of sources including:

- 1990 U.S. Census and Census Updates
- U. S. Department of Housing and Urban Development
- Texas A&M University
- Blinn College – Bryan Campus
- City of College Station 1995-1999 Consolidated Plan
- Bryan-College Station Chamber of Commerce
- Branson Research Associates, Inc.
- Bryan-College Station Multiple Listing Service
- TAMU Real Estate Center
- City of College Station Planning Department
- City of College Station Building Department

Additional information was gathered from a Needs Assessment completed by a consultant, Dr. Jim Glass with Public Management Associates, in May, 2000 to determine various housing and health/human service needs. Housing information obtained from this survey included:

- Affordability of Housing was identified as #1 social problem in neighborhood by 41%.
- 41% indicated that the Affordability of Housing was a moderate to severe problem.
- 86.9% are supportive or very supportive about the need for Housing Rehabilitation.
- 83.5% of residents are supportive or very supportive about the prevention of Homelessness.
- 82% said there was a sufficient supply of apartment or rental units.

- 77.9% indicated the supply of single-family housing was sufficient.
- 54.7% thought that the supply of low-income housing was sufficient.
- 84.5% said they were supportive or very supportive of building low-income housing.

1. Household Size and Composition

Household size and composition impact the demand for each type of housing in a community. College Station has a significant majority (66%) of small (1-2 member) households. An additional 18% of households contain 3 members (1990 Census). In 1990, College Station had 52,456 persons (17,878 households) living in 19,845 dwelling units (du) to make an average of 2.64 persons per du within the city limits (1990 Census also indicated a 9.9% housing vacancy rate). Census data also indicated 7,529 family households (42%) and 10,349 non-family households (58%). Since that time, the population has increased by approximately 13,512 persons (26% increase) to make an estimated January 2000 population of 65,968 residents within College Station (College Station Planning Department). Comparatively, according to the table below, the Bryan-College Station MSA has observed a 9.1% increase in population from the years 1990-1999. During the same period, the population for Texas increased by 17.3%.

There were 1,201 female-headed households in 1990, with 59% of these households reporting children under age 18. Statistically, these households tend to be of lower income and consequently experience larger financial burdens in seeking and providing shelter.

Bryan-College Station Metropolitan (MSA) Population & Components of Change

Date	Population	% Change	Total Population Change	Births	Deaths	Inter-national Immigration	Net Domestic Migration
1990	121,969	0.7	844	1,806	598	N/A	N/A
1991	122,841	0.7	872	1,807	617	238	-538
1992	125,228	1.9	2,387	1,838	532	328	708
1993	129,243	3.2	4,015	1,922	624	490	2,269
1994	130,348	0.9	1,105	1,909	621	437	-608
1995	130,839	0.4	491	1,937	615	405	-1,207
1996	130,688	-0.1	-151	1,962	658	412	-1,846
1997	132,220	1.2	1,532	2,005	653	446	-264
1998	132,919	0.5	699	2,005	618	477	-1,171
1999	134,213	1.0	1,294	2,057	647	437	-540

Source: Texas A&M University Real Estate Center

2. Housing Development

a. 1990-1999 Development

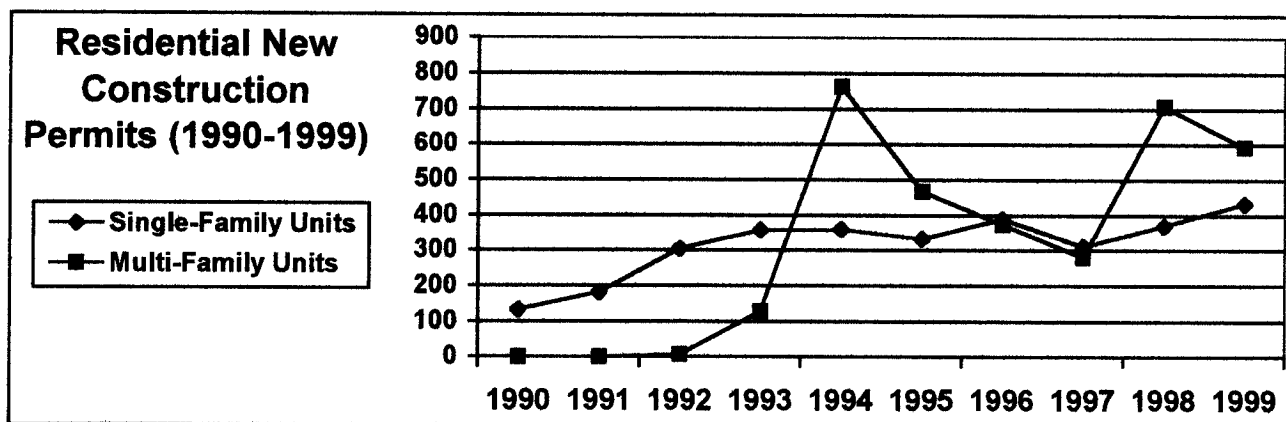
During the same period of 1990-1999, College Station building permits indicate dwelling units increased by 6,500 units (33% increase and an approximate total of 26,345 units when combined with

1990 Census data), to make an estimated average of 2.5 persons per dwelling unit in 1999. This observed slight decrease in persons per dwelling unit is most likely a result of the renewed interest in multi-family development beginning in 1994. The majority of the new development was smaller 1 or 2 bedroom units designed primarily for one or two person households, although the number of new 3 and 4 bedroom units did increase also. Approximately 28% of the existing rental property in College Station have 3 or more bedrooms, up from 13% in 1995 (Texas A&M Real Estate Center).

The years 1990-1993 saw minimal residential construction, with total permits issued during this period totaling 128 multi-family and 358 single-family. The more recent increases in multi-family construction have produced units designed or priced for an upscale, higher-priced market segment. For example, the B-CS average multi-family building permit value increased from \$30,000 in 1998 to \$59,500 in 1999, an increase of 98%. This has contributed to a low supply of acceptable and affordable housing in College Station in comparison to the growth in population.

As a result of the construction inactivity in the early 1990s, rents for multi-family units steadily increased, creating a large cost-burden on low and moderate income citizens. The market reaction to the supply-demand situation began in 1994, when a significant renewed interest in multi-family construction was experienced evidenced by the issuance of 764 building permits. This peak in 1994 was followed by a steady annual decrease in multi-family permits until 1998.

Residential Development Trends



Source: City of College Station Building Department

The steady decline in multi-family construction that was experienced from 1994 through 1997 appears to have stopped, with the more recent substantial increases in both single- and multi-family construction occurring in 1998 and 1999. This trend appears to be continuing based on permitting data for the first 6 months of 2000.

It would not be appropriate, however, to assume that the increased number of multi-family units would lead to a decreased rental burden for low-income households with 3 or more members or families with children. A high percentage of renters in College Station are university students. Many of these students can either afford the current high rental rates because of income provided by external sources or share rental costs with roommates. This leads to an artificially inflated rental market because they

are able to reduce their individual rental costs through means not available to the more typical low-income family households.

b. 1999+ Trends and Forecast

Population projections are forecasting an 18% increase in population within the next 5 years, necessitating the need for the City to continue to develop plans to house the continued growth. This would indicate a projected 2005 population of 78,000 and a 2010 population of 90,400, according to the City's Planning Department. Business growth indicators also relate expected continuation of a healthy economy and growth.

The City's Building Department records indicate that from January 1 - June 30, 2000, 155 multi-family and 272 single-family units have been permitted. An additional 640 multi-family units and more than 150 single-family lots are pending permit.

With an estimated January 2000 population of 65,968, the estimated total of 40,891 TAMU and Blinn College students now comprise an estimated 62% of the City's total population. As the College Station population and economy grows, the student percentage of the total market demand will decline. The expectation, according to the Branson Apartment Market Spring 2000 report, is that the student impact on the City's housing market will be of major importance for at least the next 20 years.

Recently, there have been two new types of residential development occurring that can be expected to impact the local housing market:

- i. Four-bedroom, 2+ bathroom apartments are now being developed primarily for student housing and are often being offered for rent by the bedroom. These apartments should be considered as 2 2-bedroom equivalents when determining the impact on the availability of housing.
- ii. Off-campus private dormitories have recently been developed to provide additional student housing. Additional developments are underway. Rental information is not available at this time.

3. Local Rental Market

a. Housing Tenure

Housing tenure is generally a leading indicator in communities, with the level of owner/renter occupied housing being indicative of the level of financial and social commitment that residents have in their neighborhood and in the community. Neighborhoods that are predominantly owner-occupied typically appear more stable and less inclined to show signs of deterioration. Generally, these neighborhoods reflect signs of private reinvestment and the value of the housing is maintained or increased over time.

Due primarily to Texas A&M University in College Station and the new Blinn College – Bryan Campus built in 1997, and the associated large number of students seeking housing, the existing housing stock in both cities is composed of a high percentage of rental units. Approximately 79% of

College Station's housing units are estimated to be rental property, up significantly from 76% in 1998. (The Texas percentage of rental properties is approximately 40%, as based on the 1990 Census, and is believed to have remained at that approximated level.) This increase in rental property is most likely a result of the recent and significant renewed interest in multi-family development. Although Texas A&M University plans to limit its future enrollment at the current level, it can be assumed that the future local rental market will continue to be dominated by student housing needs. Subsequently, low and moderate-income families will continue to pay a heavy cost burden while competing against students for adequate rental shelter in the marketplace.

Texas A&M University had a fall 1999 enrollment of 43,442 students. Based on zip code information reported by students as their home address, and obtained from the TAMU Student Information Management System, it could be projected that:

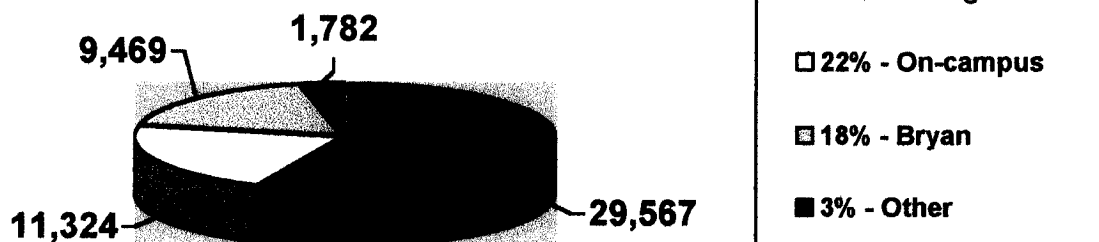
- 26.1% or approximately 11,324 students live on campus;
- 56.1% or approximately 24,367 off-campus students live in College Station;
- 15.2% or approximately 6,669 students live in Bryan; and
- 2.5% or approximately 1,082 students may live outside the boundaries of Bryan/College Station.

This data indicates that approximately 31,026 TAMU students depend on the local B-CS supply of private housing. Compared to 1995 student data, the TAMU off-campus student population in College Station has increased by an estimated 5,000 (and by an estimated 1,000 in Bryan). During the same period of 1995-1999, there were 2,425 multi-family units produced in College Station.

The 1995 Blinn College enrollment indicated 4,449 students, with an expected Fall 2000 enrollment of around 9,500. Information obtained from Blinn College indicates that for Fall 2000, approximately 1,400 students, or 16 %, will be co-enrolled at both Blinn and TAMU. Additionally, 2,800 are believed to live in Bryan, with approximately 5,200 living in College Station, and around 700 with other home addresses reported.

Combined TAMU and Blinn College campus enrollment might indicate an estimated total student impact of 29,500 in College Station and 9,500 in Bryan, for a combined total off-campus student impact of approximately 39,000 in both cities.

TAMU and Blinn Student Residency



Undoubtedly, the large number of university-related households is a significant factor contributing to the low percentage of owner-occupied housing and the continued high occupancy rates. The Branson Spring 2000 report indicates that about 91% of the multi-family rental market is student-occupied, with 52% of Bryan's multi-family units being occupied by students.

Rental housing is not limited to multi-family occupancy, but also extends to single-family residences. Analysis of 1990 Census data indicates that an estimated 37% of single-family detached and attached units could be occupied by renters. The rise in population since that time compared to the number of new single-family and multi-family dwellings and the increased percentage of renter-occupied units (currently 79% compared to 76% in 1990) would indicate that this percentage has likely increased.

As noted above, it is estimated that more than 29,500 students live off-campus in College Station. As described later in this section, there are approximately 2,500 duplex units and 14,345 multi-family units in College Station. This also would indicate that a large number of students are now living in single-family dwellings and neighborhoods that have traditionally been occupied by family-type households.

b. Rental Cost, Occupancy Rates, and Mobility

Housing costs, occupancy rates, and mobility are also a reflection of supply and demand of housing. The demand for rental housing in College Station continues to be high. Both Bryan and College Station had fall 1999 occupancy rates of 97 percent for apartment units (Branson Research). To date, it appears that rents and occupancy rates have kept pace with new construction. However with the renewed interest in multi-family construction in Bryan/College Station, increased vacancy rates, especially for older apartments, may be observed. This may lead to a somewhat decreased rental burden on some small low-income families or single households that might be able to obtain suitable multi-family units.

Average Bryan-College Station Rent by Lease Term and Unit Size

SOURCE	LEASE TERM	Eff	1 BR 1 BA	2 BEDROOMS			3 BR 2 BA	4 BR 2+ BA
				1 BA	1 1/2 BA	2 BA		
Branson Report Fall 99 *	12 mos	\$391	\$476	\$536	\$598	\$683	\$854	\$1,069
				Average: \$606				
HUD 2000 Fair Market Rents **	12 mos	\$377	\$438	\$554			\$772	\$911

* Rents indicate unit's market rental rate only, excluding utilities.

** HUD FMRs include the cost of the unit's market rental rate plus an allowance for monthly utility estimates (typical B-CS HUD utility allowance ranges from \$50 to \$80+ monthly).

The average multi-family rents found in the Bryan-College Station area exceed HUD's Fair Market rents by 8%-17% (not including the cost of utilities), making it even more difficult for low-income households to locate affordable and suitable housing.

The Branson Spring 2000 Report indicates that multi-family monthly rental rates have risen an average of \$20-\$50 since last year. The 1990 average rent of \$368 (1990 Census) has risen 65% by 1999, compared to the 37% increase in median income during the same period. Spring 2000 occupancy rates are down to 94% from the Fall 1999 rate of 97%. This is to be expected because of the Fall graduation of students.

Due to the major impact of students in local multi-family occupancy calculations, the Branson Report also indicates that the seasonality associated with Fall/Spring/Summer occupancy must be considered when analyzing local housing data. Typically, occupancy rate patterns range from 34-37% in the Summer, to 93% in the Spring, and to 100% in the Fall. This factor when combined with 9 month vs. 12 month lease terms results in significant decreases in rental income in the summer months. These factors have led to higher rental rates in an effort to minimize the negative effect of the 9-month lease terms preferred by most student renters.

Community Income Data

2000 Median Income Limits – B-CS MSA - \$43,600 Median Income

Household Size	Extremely Low Income < 30% Median Income	Very Low Income < 50% Median Income	Low Income < 80% Median Income
1	\$9,150	\$15,250	\$24,400
2	\$10,450	\$17,450	\$27,900
3	\$11,750	\$19,600	\$31,400
4	\$13,100	\$21,800	\$34,900
5	\$14,150	\$23,550	\$37,650
6	\$15,150	\$25,300	\$40,450
7	\$16,200	\$27,050	\$43,250
8	\$17,250	\$28,800	\$46,050

Source: The U. S. Department of Housing and Urban Development

HUD considers housing costs (including utilities) in excess of 30% of a household's adjusted monthly income to not be affordable. Due to the relatively high cost of rental units, low-income citizens of College Station can be expected to continue to experience high rent burdens in future years. For example, by calculating the Fall 1999 average rental rate with College Station's 2000 median income limits, the following information can be determined regarding a four person household renting a 3-bedroom apartment:

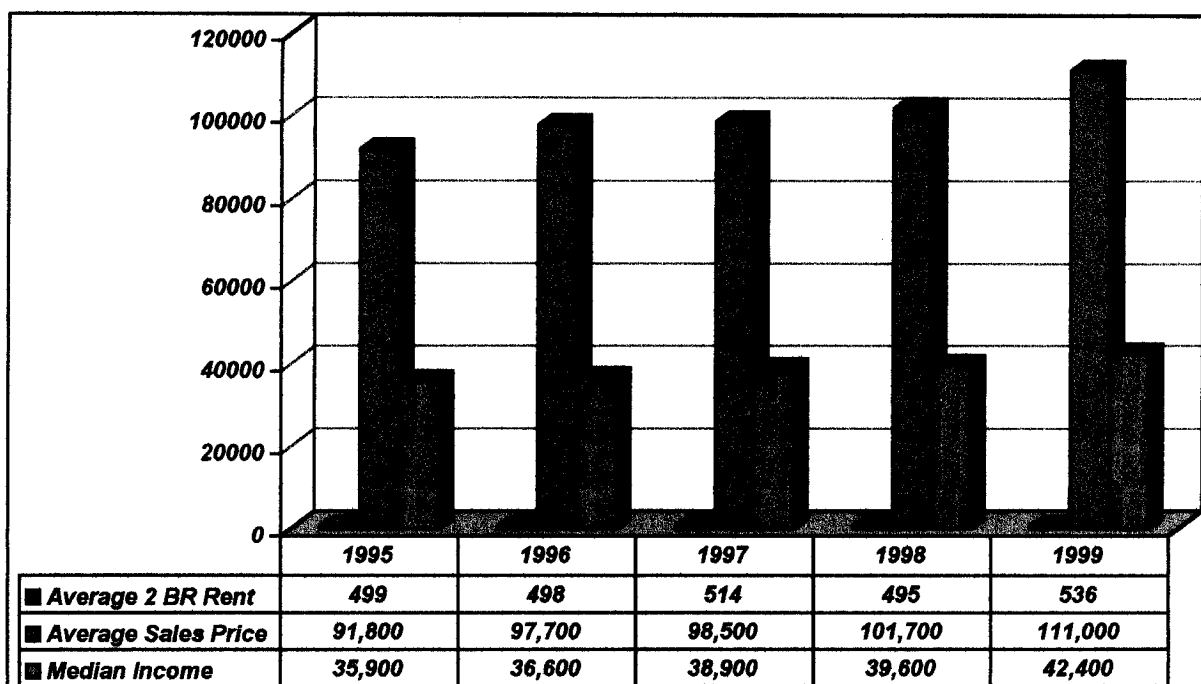
<u>Income Level</u>	<u>Percentage of Monthly Income for Rent (excluding utilities)</u>
Low Income	30%
Very Low Income	47%
Extremely Low Income	78%

HUD would consider that all of these households are paying costs for shelter in excess of their ability to afford. The Low Income households described above are not eligible for Section 8 rental assistance programs because their annual income exceeds the allowable Section 8 Very Low Income eligibility limits. The Very and Extremely Low Income households would be eligible for Section 8 assistance if

they are able to meet all of HUD's other eligibility requirements and locate rental units priced within HUD's Fair Market Rent ranges that meet HUD's Housing Quality Standards.

Additionally, 1990 Census data indicates that 67.4% of College Station renters had initially occupied their current residence within one year. Further, 83.1% had lived in a different housing unit in 1985 (compared to the state rate of 50%). Data also indicated that the median gross rent (rent plus utility costs) exceeded 35% of household income for 1990 renters.

1995-1999 B-CS Median Incomes Compared to Average Rental Rates and Average Sales Price



4. Local Sales Market (Homeownership Opportunities)

Separate sales data for the Bryan-College Station community is not generally available, leading to the necessity to discuss this issue in terms of the entire community as a whole. When available, separate College Station data will be identified as such and utilized.

Sales prices on existing and newly constructed single-family dwellings have also increased dramatically in the last year. Based on information from TAMU Real Estate Center, from January, 1999 through January 2000, the average sales price for an existing home in the Bryan/College Station area has increased from \$101,700 to \$111,000, a dramatic rise of 9.1 percent. Comparatively, average sale prices for Texas and the nation only increased by 5.1% and 4.6% respectively. During the last year approximately 1,421 homes have been sold in the Bryan/College Station area, however, only 89

(6.3%) homes were priced under \$50,000. During the same period, only 96 homes (6.8%) were sold for under \$60,000. Currently, there are 180 single-family units for sale in College Station, with only 5 units (<1%) priced below \$60,000. These figures are indicative of a housing market where demand is outstripping supply.

The average permit value for a new single-family house in the Bryan/College Station area in 1998 was \$96,400, and \$101,400 in 1999. This would indicate an approximated average sales price in B-CS of \$150,000 once the land cost and builder's profit are added. College Station Building Department data indicates an average permit value of \$124,933 in 1998, and \$119,801 in 1999. According to 1999 data provided by the Texas A&M University Real Estate Center, the average time required for a home to sell was 4.3 months for Bryan/College Station, compared to 70 days average for Texas.

Price Distribution of MLS Homes Sold in Bryan-College Station

Percent Distribution									
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
9.5	14.8	7.8	6.7	2.4	2.2	2.1	2.5	1.9	2.7
8.1	7.6	7.8	7.3	5.3	4.3	4.7	5.4	5.5	3.2
13.7	9.7	9.0	7.5	8.0	7.9	5.7	5.4	5.7	6.3
15.2	13.1	13.8	13.3	10.4	10.4	9.3	8.8	7.7	6.8
14.2	13.0	13.9	11.0	14.4	11.4	11.8	12.5	9.9	7.5
10.1	7.9	10.6	11.7	12.4	13.3	11.1	10.9	9.8	9.6
8.2	9.6	9.8	9.2	11.7	11.7	12.2	10.7	11.0	9.9
5.3	5.5	5.8	8.9	7.7	6.1	8.5	8.4	9.6	8.0
5.7	7.9	6.9	8.3	9.3	11.5	10.8	10.1	11.7	13.1
2.8	4.8	5.5	5.9	7.0	7.4	7.6	8.0	8.5	9.7
2.4	2.6	3.2	3.5	4.1	5.4	4.9	5.5	5.0	6.6
2.2	1.6	2.6	2.2	2.4	3.7	3.4	4.8	5.6	5.0
0.7	0.4	1.1	1.8	2.0	1.8	2.9	2.2	3.2	3.8
1.1	0.9	1.5	1.7	1.6	1.5	2.6	1.9	2.5	3.9
0.7	0.5	0.7	0.9	0.8	0.9	1.3	1.6	1.4	1.7
0.0	0.0	0.1	0.2	0.5	0.4	0.8	1.0	0.6	1.7
0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.2	0.2	0.3
0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.3

Source: Texas A&M University Real Estate Center

The table above demonstrates the increase in the sales price of housing from 1990 to 1999. The highest percentage for each year is indicated in gold. In 1990, the largest percentage (15.2%) of sales was priced between \$50,000 and \$59,999. By 1999, the highest percentage (13.1%) had doubled to range from \$100,000 to \$119,999 (compared to the Texas rate of 10.9%). Comparatively, median income in Bryan-College Station increased by only 37% (from \$31,057 in 1990 to \$42,400 by the end of 1999).

Information shown on the table below indicates that there have been generally fewer homes listed for sale each year since the high of 798 in 1990. This information was obtained from the Bryan-College Station Multiple Listing Service and would primarily include data on the sales of existing homes (not new construction since those homes are more typically sold by the builder without the assistance of MLS, or are custom homes). The average sales price has risen from \$71,100 in 1990 to \$111,000 in 1999 (an increase of 56%). Comparatively, the median income had only increased by 37%. The length

of the sales listing has also dropped from 13.6 months in 1990 to 4.3 months in 1999. This information appears to indicate that since 1997, fewer homes have been offered for sale; they were sold at higher prices; and they sold more quickly than in the previous years. Additionally, the increase in sales price outpaced the increase in median income, and thus the purchasing power of more households. Preliminary YTD 2000 data indicates a continuing increase in sales prices, with a slight increase in sales time.

Bryan-College Station MLS Residential Housing Activity

Year	Sales *	Dollar Volume	Average Price	Median Price	Total Listings **	Months Inventory
1990	716	50,872,164	71,100	62,500	798	13.6
1991	793	56,021,696	70,600	63,700	656	10.8
1992	1,023	79,972,169	78,200	68,300	520	7.0
1993	1,186	98,089,804	82,700	73,600	450	4.8
1994	1,080	96,041,493	88,900	77,700	542	5.6
1995	1,136	104,305,773	91,800	80,500	540	6.1
1996	1,183	115,545,000	97,700	84,300	603	6.1
1997	1,232	121,340,000	98,500	84,200	623	6.3
1998	1,448	147,200,000	101,700	88,600	598	5.4
1999	1,421	157,770,000	111,000	95,000	528	4.3
YTD April 2000	345	Not available	113,200	98,000	Not available	4.6

Source: Texas A&M University Real Estate Center

* Sales indicates cumulative annual total of the number of housing sales completed.

** Total Listings indicates a "point in time" count of listings of housing units for sale.

Based on the 1999 average sales price of an existing home (\$111,000) and current interest rates of 7.96% apr, an annual household income of at least \$46,330 would be necessary to qualify for a 30-year fixed rate conventional mortgage loan. To compare, this required minimum income exceeds the B-CS 1999 median income of \$42,400, meaning that roughly 70% of the households in College Station do not have sufficient income to purchase the average priced home.

See page 30 for table showing median income comparisons to sales price and rental rates.

5. Physical Condition of Housing Stock

The 1990 Census indicated that approximately 4,000 housing units were built prior to 1970, representing 20.6 % of the City's housing stock. Units built prior to 1970 typically have a high incidence of substandard features. A high percentage of these units are located in the lower-income areas of the City and could also be expected to now be occupied by renters. An additional 40% of the housing stock (8,000 units) is reported to have been built between 1970-1979.

A significant percentage of pre-1979 housing typically contains lead-based paint, which presents some special issues regarding the health of occupants and construction abatement procedures. The City of College Station estimates that approximately 7,000 of its 26,345 residential properties may have some

interior or exterior lead paint present. A smaller undetermined percentage of these may have deteriorated paint that could pose health risks for occupants. Approximately 79% of these are rental (single and multi-family) properties with the remaining being owner occupied. HUD recommended methods, which considered the age and condition of the properties, were used in estimating the number of dwellings potentially impacted. Additional information obtained from the Brazos County Health Department indicated that the incidence of lead paint poisoning in the B-CS area is extremely low and is not considered a significant health risk or factor at this time. The City of College Station will utilize both public and private resources to, as appropriate, address lead-based paint in residences occupied by low and moderate-income citizens. Additionally, other noted housing goals address other safety and security issues by way of encouraging and facilitating the maintenance and renovation of existing residential units and the construction of new safe, secure and affordable residential units. For information related to the City's strategies addressing lead-based paint, see the matrix addressing affordable, safe and secure housing on page 47.

In February 1995, the City of College Station contracted the national architectural, engineering, and planning firm Hellmuth, Obata, & Kassabaum, Inc. (HOK), to perform a thorough unit count and conditions analysis of all residential property located within the city limits. A detailed report by unit type and Census block group was prepared. HOK counted each dwelling unit within the city and classified it as either:

- **Single Family (SF)** - These dwelling units are usually owner-occupied and detached, although attached units, such as patio homes, townhouses, zero-lot-line homes, were also included in this category.
- **Apartment (APT)** - These units are usually renter-occupied and attached, such as apartment complexes, small apartment buildings and homes divided into smaller rental units. The "apartment" classification also includes buildings with more than 4 dwelling units, complexes with both large multi-tenant buildings and 2-to-4 unit buildings, and developments with more than one 4-unit building. (Boarding/rooming houses, dormitories, fraternity/sorority houses, and other group quarters are considered "institutional uses" and are not regarded as City residential uses).
- **Duplex/Threeplex/Fourplex** - These units are usually renter-occupied and attached, consisting of between 2 and 4 dwelling units per building.

In addition, HOK described the physical condition of each dwelling unit using the follow criteria:

> **Good** - units in satisfactory or better condition with no visible evidence of physical or cosmetic problems.

> **Deteriorated** - visibly in need of structural and/or cosmetic repairs and possibly not in compliance with existing City codes. Further inspection of the interior condition might reveal more substantial renovation needs.

> **Dilapidated** - visibly severe structural problems that threaten the health and safety of occupants, and warrant condemnation or removal.

This study revealed the following information for the 1995 housing market:

- 21,339 residential dwelling units (an increase of 1,494 units compared to 1990 Census data)

- 32.6% (6,968) of the units are Single-Family Units.
- 49.8% (10,638) of the units are Multi-Family units, such as apartments.
- 17.6% (1,938) of the units are Duplex, Three-plex or Four-plex units.
- 90.7% (19,358) of all dwelling units in College Station are in "good" condition.
- 9.1% (1,938) of the units are in "deteriorated" condition.
- 0.2% of units (43 units) are "dilapidated" structures.

The table below illustrates the total of units identified in the 1995 HOK study combined with the additional units permitted and constructed since that time. These total numbers are closely similar to housing data obtained from the 1990 Census and the City's Planning Department.

Year	Single-Family	Duplex	Multi-Family	Total Number of Units
1995	8,012	2,180	12,797	22,989
1996	8,450	2,220	13,128	23,798
1997	8,761	2,240	13,388	24,389
1998	9,131	2,300	14,026	25,457
1999	9,564	2,502	14,345	26,411

Source: City of College Station Planning Dept.

Since the 1995 housing stock survey was completed, the City of College Station has observed renovation of 1,310 units, and demolition of 188 units. Through this data, it can be assumed that a portion of the poorer quality housing as identified in the 1995 HOK survey has been either demolished or renovated.

6. Public Assisted Housing

a. Public Housing Authority

The City of College Station does not have a Public Housing Authority.

b. Other Assisted Housing – Housing Inventory

Organization	Type of Assistance	Target Population	Funding Source	Number of Units
Brazos Valley Council of Governments (BVCOG)	Section 8 Tenant-Based Rental Assistance and Self Sufficiency Programs	Households with Incomes Less than 50% of Median	HUD Section 8 Certificate/ Voucher Program	1651 Certificates/ Vouchers in Brazos County
BVCOG and City of College Station	Section 8 Moderate Rehabilitation Rental Assistance	Households with Incomes Less than 50% of Median	HUD Section 8 Moderate Rehabilitation Program	12 units rehabilitated
Cedar Creek	Affordable Rent	Households with	LIHTC	67 Total Units

		Incomes Less than 80% of Median	(Rehabilitation)	25 LMI Units
City of College Station Rental Rehabilitation Program	Affordable Rent	Households with Incomes Less than 80% of Median	CDBG	150 Units
Heritage at Dartmouth	Affordable Rent and HOME Rental Assistance	Households with Incomes Less than 80% of Median	LIHTC (New construction), HOME	96 Total Units 96 LMI Units
LULAC Oakhill Apartments	Section 202 Project-Based Rental Assistance	Elderly/Disabled Households with Incomes Less than 50% of Median	HUD Section 202	50 1 bedroom units
Oakwood Apartments	Section 8 Project Based Rental Assistance	Households with Incomes Less than 80% of Median	HUD	70 units; halting all assistance Jan. 1, 2001
Southgate Village Apartments	Section 8 Project-Based Rental Assistance (formerly Section 236 Housing)	Households with Incomes Less than 50% of Median	HUD Section 8 and LIHTC for renovations	192 units (see comments below)
Treehouse Apartments	Affordable Rent	Households with Incomes Less than 80% of Median	LIHTC Rehabilitation	156 Total Units 16 LMI Units
Villas of Rock Prairie	Affordable Rent	Elderly Households with Incomes Less than 80% of Median	LIHTC (New construction)	132 Total Units 92 LMI Units
Windsor Pointe	Affordable Rent	Households with Incomes Less than 80% of Median	LIHTC (New construction)	192 Total Units 192 LMI Units (10 units are for elderly/disabled)
Pending Projects				
Heritage at Dartmouth	Affordable Rent and HOME Rental Assistance	Disabled or Homeless households with Incomes Less than 80% of Median	LIHTC (New construction), HOME	24 New LMI Units Pending
Southgate Village Apartments	Section 8 Project-Based Rental Assistance (formerly Section 236 Housing)	Households with Incomes Less than 80% of Median	LIHTC for extensive renovations and unit conversions	192 units (see below comments) (These are not new units-this is a rehabilitation project)

Currently, BVCOG reports a 92 percent occupancy rate and is expecting no new construction of housing or loss of inventory. BVCOG records log approximately 28 percent of subsidy recipients are white, 53 percent are African American, 17 percent were Hispanic and 2 percent were of other ethnic and racial origins.

Significant federal regulatory changes are being implemented during 2000. A new program known as **Section 8 Housing Choice Voucher Program** will require all current recipients (Certificate and Voucher holders) to convert to the Section 8 Housing Voucher Program at the time of their annual recertification for assistance. In addition, the **Section 8 Moderate Rehabilitation Program** will expire in 2000. At its inception, the program combined housing renovation assistance from the City with project-based Section 8 Certificate assistance from BVCOG. A total of 12 projects were completed in this program.

In previous years, **Oakwood Apartments** and **Southgate Village Apartments** have provided Section 8 project based units for very-low income households. Effective January 1, 2001, Oakwood Apartments will no longer participate in the Section 8 program. The complex has been sold and the name changed to Madison Point. The complex will not be accepting new Section 8 contracts and does not plan to renew existing contracts as they expire. BVCOG has provided Section 8 tenant-based assistance for fifteen families whose contracts have expired. Oakwood Apartments reported that the remainder of the families currently receiving assistance would not be income eligible for assistance on January 1, 2001. All of the 70 Certificates will be transferred for usage by BVCOG.

Southgate Village Apartments were built in 1977 utilizing HUD's Section 236 Program that provided funding for mortgage loan insurance and mortgage interest reduction payments for multi-family developments. Southgate Village also received 200 "Project-based" Section 8 Certificates that provided rental assistance for eligible very-low income households. This assistance allowed for households to pay an estimated 30% of their monthly adjusted income for rent and utilities. In April 2000, Southgate Village Apartments were sold to American Housing Foundation, a non-profit organization. The new owners have applied for Low Income Housing Tax Credits through the Texas Department of Housing and Community Affairs for acquisition and renovation costs. If approved, this additional funding will provide funds for approximately \$3 million in badly needed renovations. Additionally, income-eligible tenants will continue to be eligible to receive Section 8 rental assistance. The new owners have also included plans to convert 16 1-bedroom units into 8 3-bedroom units, leaving a total of 192 units available if the request for LIHTC funds is approved

There are currently 50 participants in the Section 202 Elderly program at the **LULAC-Oak Hill Apartments** facility. Currently, the fifty residents consist of 26 Anglo, 23 Hispanic, and 1 African-American.

The **LIHTC** program is a federally funded manner of stimulating construction and rehabilitation of affordable housing by reducing federal income tax liability. Tax credits are awarded on a project by project basis by the Texas Department of Housing and Community Affairs (TDHCA) to qualifying residential developments. According to TDHCA, in order to qualify for tax credits, proposed residential developments must "involve new construction or undergo substantial rehabilitation of residential units (at least \$6,000/unit)." Since 1994, a total of three new LIHTC projects in College Station were funded by TDHCA. These properties provided a total of 420 units, with 380 of the units

being set-aside for lease to low-income tenants at restricted rental rates. Additionally, LIHTC rehabilitation funds were utilized for 41 set-aside units at two properties.

The **Heritage at Dartmouth** has also applied for FY2000 LIHTC new construction funds to develop 24 units. As described above, **Southgate Village Apartments** has applied for FY2000 LIHTC renovation funding for 200 units.

7. Homeless Housing Inventory

Homeless shelters and facilities located in nearby Bryan are also available to provide assistance to residents from College Station and surrounding counties. The City of College Station has provided CDBG Public Service funding for operating expenses for the shelters for numerous years. Requests for funding are considered annually on a competitive basis and are channeled through the Bryan-College Station Joint Relief Funding Review process.

Both cities rely on a variety of agencies to provide temporary housing for homeless persons and families. Each facility is distinguished by the specific population-type of resident for eligibility (i.e., family, individual, children, battered women, etc.). There are no permanent housing units designated for homeless persons with physical disabilities. All of the facilities offering overnight accommodations are located in or adjacent to Bryan's downtown business district.

During the focus group discussion, an additional sheltered homeless population was identified as having unmet housing needs. Residents of the local shelter for youth, Sheltering Arms, are not allowed to remain as residents beyond their eighteenth birthday. As these children "age out" of the system, they often do not have other resources to provide shelter for themselves. The only local resource available at this time is The Bridge Program at Twin City Mission. However, this program is targeted primarily at adult males, and does not currently have the housing and supportive resources to provide adequate assistance for troubled youth.

Organization or Service	Type of Housing Assistance	Other Services	Target Population	Number of Units and Annual Number Assisted
Brazos Red Cross	Emergency Rental Assistance	I&R, food, clothing	Families at-risk of homelessness	Limited number based on available funding
BVCOG Section 8 Rental Assistance Family Unification Program	Rental Assistance only with referral from CPS	I&R	At-risk families w/ incomes less than 50% of median living in abusive or dilapidated unsafe housing	On an as needed basis; generally 25 families at any given time
Emmanuel Baptist Church	Temporary Shelter 4 bedroom house 5 bedroom house	Food, I&R, counseling	Homeless single women and children	10 occupants
Salvation Army	Emergency Rental	I&R, food, clothing	Families at-risk of	Limited number

	Assistance		homelessness	based on available funding
Save Our Streets	Transitional Shelter	Counseling, I&R, drug/alcohol help, gang intervention and mediation	Teen-aged and adult males and teen-aged females	8 beds for males; 3 beds for females
St. Vincent de Paul Society	Emergency Rental Assistance	I&R, food, clothing	Families at-risk of homelessness	Limited number based on available funding
Still Creek Boys and Girls Ranch	Children's Home for Youth (permanent shelter)	I&R, counseling in a home environment	Homeless youth for 8-14 years	Beds for 8 females; Beds for 20 males
Twin City Mission – The Bridge Men's Shelter	Transitional Housing	Counseling, medical, transportation, day-work	Homeless males	1,205 annually
Twin City Mission and Brazos Valley Counsel on Alcohol and Drug Abuse – Trinity Living Center	Transitional Housing	Drug abuse counseling mandatory	Homeless males released from TDC with drug history	25 beds 90 days maximum stay
Twin City Mission –HOME Partners	Rental Assistance	I&R, supportive services	Residents of Phoebe's Home and The Bridge	40 annually
Twin City Mission –Phoebe's Home	Transitional Housing – 30 days shelter	Meals, education, counseling, legal/medical, I&R, counseling, transportation	Battered women and children	28 average overnight, 45 maximum, 658 annually
Twin City Mission –Sheltering Arms	Transitional Housing – 90 days shelter	Meals, education, counseling, medical, I&R, counseling, transportation	Abused or runaway children ages birth to 18 years	12 average overnight, 18 maximum, 100 annually
Twin City Mission –The Bridge Family Shelter	Transitional Housing	Meals, I&R, child-care	Intact homeless families	110 adults annually, 73 children annually, 12 slots nightly
Twin City Mission –The Bridge Women's Shelter	Transitional Housing	Counseling, medical, transportation, day-work	Homeless females	179 annually

8. Special Needs Housing Inventory (Elderly, Frail Elderly, Persons with Disabilities, Persons with Alcohol/Drug Addictions, Persons with AIDS)

Organization or Service	Type of Housing Assistance	Other Services	Target Population	Number of Units and Annual Number Assisted
<u>Elderly and Frail Elderly, Persons with Disabilities</u>				
Brazos Valley Community Action Agency -Elder-Aid	Accessible Rental Property	I&R, Case Management, telephone reassurance, housing repairs	Elderly/Disabled Households with Incomes Less than 50% of Median	3 rental houses for elderly
Brazos Valley Geriatric Center	Supportive Housing	Skilled and moderate care	Elderly/Disabled	136 residents
Crestview Retirement Community	Section 202 Supportive Housing facility located in Bryan	Counseling, bus service, I&R, emergency nursing	Elderly/Disabled households with Income less than 50% of Median	144 units
LULAC Oakhill Apartments	Section 202 Project-Based Rental Assistance	Food pantry, I&R, socialization, recreation, scheduled transportation	Elderly/Disabled Households with Incomes Less than 50% of Median	50 1-bedroom units
Martin Luther Homes -Calder Creek	Intermediate Care Facility	Case management to facilitate independent living	Females with developmental disabilities	6 spaces
Martin Luther Homes -Louisiana House	Intermediate Care Facility	Case management to facilitate independent living	Males with developmental disabilities	3 spaces
MH-MR of Brazos Valley -The Family Tree	Residential Facility	Counseling, transportation, employment, I&R	Mentally handicapped adult males	8 beds
MH-MR of Brazos Valley - MaryLake Campus	Transitional half-way housing and crisis unit	Assisted living, day programming	Mentally disabled	16 beds 10 days in crisis unit
MH-MR of Brazos Valley - The Choice	Transitional housing	Supportive services	Homeless and mentally ill	8 beds for indefinite period
MH-MR of Brazos Valley - Home Community Based Services	Supportive Assistance provided in private residences	Case management, counseling, day/evening care	Mentally handicapped	2 homes under state contract
St. Joseph's Manor	Assisted Living Residential facility	Supportive nursing and health services	Elderly/Disabled	40 units
Villas of Rock Prairie	LIHTC Rental Assistance	I&R, socialization	Elderly/Disabled Households with	132 Total Units 92 LMI Units

			incomes less than 50% of Median	
<u>Persons with Alcohol/Drug Addictions</u>				
Twin City Mission and Brazos Valley Counsel on Alcohol and Drug Abuse – Trinity Living Center	Transitional Housing	Drug abuse counseling mandatory	Homeless males released from TDC with drug history	25 beds 90 days maximum stay
<u>Persons with AIDS/HIV</u>				
BVCAA – HOPWA	Supportive Housing, Rental Assistance, Emergency Aid	Supportive services, I&R, counseling	Persons with AIDS/HIV	10-15 months of rental assistance, Emergency aid for up to 6 months

9. Supportive Services for Homeless and Special Needs Populations

For a listing of the numerous and various health and human services, programs, organizations, and agencies that provide assistance to Homeless and Special Needs populations, please refer to the additional information contained on page 63 in Institutional Structure.

10. Barriers to Affordable Housing

While not overt barrier to affordable housing were noted, segments of the real estate development community, list one of the major barriers to Affordable Housing as the high cost of land (improved or unimproved) in College Station. This basic expense is at least perceived to be significantly higher in College Station than in Bryan or other small Central Texas communities, therefore, the final cost of developed lots and finished homes is usually higher than other local communities. Other development costs add to expense of developing new single-family lots in College Station. According to local real estate developers, these additional costs are due to the current development standards and practices of the City of College Station. These costs can be attributed to the overall high standards for development quality that the City of College Station wishes to set and maintain.

Although the City of College Station's adopted development standards are much different from most Texas Communities, including Bryan, the interpretation and implementation of these standards by City staff may cause costs to be higher in College Station. Currently College Station is analyzing the lack of affordable housing, and hoping to entice more development of this nature. According to page 8 of the City of College Station's 1999 Annual Plan, some of the proposed options include utilization of HOME, CDBG, and Cedar Creek funds, to stimulate affordable housing development locally. The City also plans to work on obtaining other state and federal funds which will allow for a group of housing and development persons to provide additional alternatives for encouraging affordable housing.

In response to local resident concerns concerning storm drainage issues, the City has taken a proactive stance on improving future development activity as it relates to this issue. In the opinion of many developers, the City's requirements for storm drainage have substantially increased in the last decade. In their opinion, City staff bases all drainage design on a "worst case" scenario. The developers

question if the City could in some cases accept drainage design on a 100-year occurrence rather than a 500-year flood occurrence. Some of the more natural drainage methods practiced in the 1980s are no longer acceptable to City staff. In addition, developers would like to see some of the natural drainage areas count toward required park land dedication. In several cases, the developers have been required to significantly alter the natural drainage area and also dedicate (or pay a fee) a substantial amount of land for a traditional park area. The developers believe many College Station residents, especially those trying to buy their first home, would accept a more naturally developed subdivision such as those found in older areas of College Station. Developers would also like to see more allowance for the use of above ground storm drainage. Many believe the City should develop, organize and enforce a city-wide drainage maintenance program.

Although the City has taken many steps to streamline the development process, another significant cost borne by the developers is interim financing. Project delays due to City development review could potentially increase overall development costs. Developers would like to have the City respond to their questions or requests in a more timely manner. They feel a reasonable and consistent time frame for response should be established and enforced for all developers.

Several developers have suggested the City investigate the use of higher density single-family zoning classifications used in other communities. The use of zero-lot line or "Z-lot line" patio home single family subdivisions would allow the developer to create more lots per acre and spread the cost of development. These developers also suggested the City study other communities in Texas that effectively develop a wider range of single-family developments, and not to model itself after communities like Plano and Richardson, Texas. Both of these communities enjoy the ability of attracting higher income residents from a large metropolitan area.

On average, it is estimated these general items raise the cost of improvements to raw land by at least \$9,000 an acre, an increase of approximately 25 percent. If some of these items could be eliminated or at least lessened, producing lots for the sales price of approximately \$12,000 could be achieved, and hence a new house in the price range of \$75,000 would be economically possible. Traditionally the cost of a lot represents approximately 15 percent of the total sales price of a new home.

Analysis of Impediments to Housing Choice

After review of the City of College Station's policies and procedures, no significant impediments to housing choice were found to exist. Furthermore, the City of College Station has adopted a Fair Housing Ordinance. Complaints regarding violation of this ordinance can be filed in the City Attorney's Office. A copy of the ordinance can be obtained from the City Attorney's Office.

Harvey Cargill, City Attorney
City of College Station
P.O. box 9960
College Station, Texas 77842
Telephone: (409) 764-3507

Conclusion

While no overt barriers to affordable housing are apparent, a ongoing review of tax rates, land use restrictions, zoning ordinances, building requirements, and related costs (i.e., building fees, parkland dedication costs, etc.), is necessary.

11. Anticipated Housing Need

Information from this Housing Market Analysis has been combined with data obtained from input focus and citizen groups to develop Priority Needs related to Housing Tenure, Income Level, and Special Needs. Rankings of High, Medium, and Low were assigned to illustrate relative need (as required by HUD) and will be utilized to evaluate the local allocation of available resources.

Additionally, for the purpose of this document, *"a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole."*

Based on this definition, there are no disproportionate needs for minority renters. However, there are disproportionate needs for minority homeowners. The 1990 Census indicates that Black households in the 30-51% income range have a 15% higher incidence of housing problems than the category as a whole. Hispanic households in the 0-30% income range have a 22% higher incidence of housing problems than the category as a whole. Also, Hispanic households in the 51-80% income range have a 22% higher incidence of housing problems than the category as a whole.

Minority households reflect a 16.2% higher incidence of housing problems than the sum of College Station households. Black households reflect a 19.9% higher incidence of housing problems than the sum of College Station households. Hispanic households reflect a 12.9% higher incidence of housing problems than the sum of households.

Also considered is data from the 1990 Census and surveys of local subsidized housing programs:

There are an estimated 1000 units of subsidized housing available to B-CS homeless, low-income, elderly, and disabled tenants. About 300 of these units are set-aside for elderly or disabled tenants. Information obtained from housing providers regarding waiting lists indicate that several more hundred households with special needs are seeking assistance. Additionally, the local Section 8 Housing Program at BVCOG indicates that there are 1,651 rental vouchers/certificates being utilized by low income families in Brazos County. Additionally, there are currently more than 400 very low income families on waiting lists for vouchers/certificates.

In 1990:

- There were 7,529 family households (42%) and 10,349 non-family households (58%);
- 17% of the family households with children were female-headed;
- 59% of the female-headed households had children under age 18;

- 22.6% of all households had children under age 18;
- 5.6% of all households had a member over age 65;
- 5% of all households had a head of household over age 65;
- There are 1,288 households with members over age 65; and
- 29.3% of these households with elderly members report some type of mobility or serious limitation.

In 1990:

- **Extremely Low Income:** 5,384 households had incomes below 30% of the median:
 - 30.11% of all households;
 - 95% are renters;
 - 84% of renters spend more than 50% of income on housing;
 - Majority of homeowners spend more than 50% of income on housing; and
 - 81% claim some form of housing problem
- **Very Low Income:** 2,820 households had income between 31%-50% of the median:
 - 15.77% of all households
 - 95% are renters;
 - Only 5% are homeowners.
- **Low Income:** 2,621 households had income from 51% to 80% of median:
 - 14.66% of all households;
 - 87.6% are renters;
 - Majority of the renters spend more than 30% of income for housing;
 - 67% of renters report some type of housing problem;
 - 42% of homeowners spend more than 30% of income for housing.
- **Moderate Income:** 1,044 households had income from 81% to 94% of median:
 - 5.83% of all households;
 - 57% are renters;
 - 16% spend more than 30% on housing costs.

<u>Income Level</u>	<u>Percent of Median Income</u>	<u>Households</u>	<u>Percent</u>
Extremely Low Income	<30%	5,384	30.11%
Very Low Income	31%-50%	2,820	15.77%
Low Income	51%-80%	2,621	14.66
Moderate Income	81%-95%	1,044	5.83%
Above Moderate Income	95%+	6,092	34.07%

Calculated from HUD CHAS Data Book

In summary, analysis of the documented income levels, cost and low availability of rental housing, purchase price of the average residence, numbers of low-income residents and families, and the number of residents and families seeking subsidized rental housing and assistance with homebuyer costs; the City has determined that the following prioritization of needs as demonstrated on Table 2A below is appropriate.

A **High priority** ranking is appropriate for **Related Renter Households** (small, large, and elderly) for Very Low and Extremely Low Households (incomes less than 50% of median); and a **Medium priority** ranking is appropriate for Low Income Households (incomes between 51% and 80% of median). There continues to be a need for rental properties that offer amenities for occupation by families and that do not concentrate low income and minority households.

A **Medium priority** ranking is appropriate for **All Other Renter Households** for all income levels. These households are typically student/roommate households that may have other financial resources and/or the ability to live with roommates in order to reduce rental costs. Additionally, the majority of new residential construction activity in recent years has been targeted at these households.

A **High priority** ranking is appropriate for **Owner Households** for all income levels in order to encourage the expansion of homeownership and the subsequent stabilization of neighborhoods. Additionally, it is important to assist existing low-income owner households through the provision of rehabilitation funds in order to maintain their occupancy and improve the City's existing housing stock.

A **High priority** ranking is appropriate for **Special Populations** for all income levels in order to encourage the expansion of housing opportunities available for the homeless, elderly, frail elderly, disabled, and other special need populations. These special populations, while relatively low in number in comparison to other household types in College Station, have unique accommodation and housing needs that are typically more expensive and more difficult to address. Additionally, it is appropriate to support the endeavors and efforts of other private and non-profit organizations as they seek and request funding to support these populations.

Table 2A
Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
		0-30%	H	613	61
Renter	Small Related	31-50%	H	575	58
		51-80%	M	355	18
		Large Related	0-30%	H	91
	31-50%		H	29	3
	51-80%		M	57	3
	Elderly	0-30%	H	78	8
		31-50%	H	9	1
		51-80%	M	11	1
	All Other	0-30%	M	3770	189
		31-50%	M	1872	94
		51-80%	M	1108	55
	Owner	0-30%	H	202	20
31-50%		H	108	10	
51-80%		H	172	17	
Special Populations		0-80%	H	357	36
Total Goals					583
Total 215 Goals					

There continues to be a need for increased affordable rental units in College Station. One solution to alleviate this problem is for the gradual development of new multi-family units. There appears to be a special need for units designed with amenities for family occupation and complexes that do not concentrate minority and low-income households. With these factors in mind, the City should consider requests for statements of support from developers utilizing state and federal resources (i.e., Low Income Housing Tax Credit -LIHTC, Section 202, Section 236, and other state and HUD subsidy

programs) on a case by case basis. Favorable consideration will generally be considered for projects that provide housing and other services for elderly and special needs populations, amenities and designs suitable for family living, and complexes containing less than 40% subsidized units.

Other solutions to address the need include the rehabilitation of existing substandard rental properties, the new development of affordable single-family dwellings for low-income homebuyers, the expansion of homebuyer programs to assist low-income households with the purchase of single-family dwellings, and the gradual development of "market-driven" apartment projects.

Additionally, it is appropriate to note that the expansion of economic opportunities for low-income families (thereby increasing their income) will also assist in easing their housing burdens.

B. HOUSING GOALS, OBJECTIVES, AND STRATEGIES

The previously discussed data, survey results, market analysis, focus group deliberations, and citizen input resulted in five broad ranged housing goals and related housing objectives under each of those goals. Tied to each objective are strategies designed to provide guidance to the applicable entities involved in ensuring success in achieving housing goals set for the community. The strategies also provide projected outcomes to assist in the assessment of progress achieving goals. This will help to ensure that meaningful and measurable progress is realized. It is important to note that goals, objectives and strategies were formulated to be comprehensive, in that every effort is made to include likely and potential contributors. Consequently, projected outcomes are also measures for the total effort, not just the City or other public entities. This also demands that every potential source of support and funding be identified by the contributing entities, both private and public. The following matrixes tie together strategies with the necessary plans, resources, and agencies in providing a means to ensure that goals and objectives are achieved.

GOAL: ENSURE ADEQUATE AFFORDABLE RENTAL HOUSING OPPORTUNITIES FOR LOWER INCOME INDIVIDUALS AND FAMILIES.

Objective: Encourage new construction and rehabilitation of affordable rental units, and the continuation of rental assistance programs as needed.

As needed, maintain or increase the number of certificates/units available for rental assistance.	Continued administration of rental assistance programs.	Section 202 and 236 Rental Subsidy, the LIHTC programs, the HOME TBRA program and Section-8 Rental Assistance Programs.	Brazos Valley Council of Governments, City of College Station, LULAC, Southgate Village, Cedar Creek and other subsidy providers (see narrative in Housing Market Analysis).	Community Wide	Very low income renters	Number of available rental subsidy units (vouchers and/or certificates) maintained or increased as needed.
Encourage/facilitate the rehabilitation of affordable rental units.	Encourage/facilitate renovation of substandard rental units	LIHTC, Section 202, Section 236, other HUD funds, private sector funds, and City of College Station HOME/CDBG funding.	Texas Dept. of Housing and Community Affairs; HUD; BVCOG, CHDO's, private and non-profit entities, and the City of College Station	Community Wide	Lower income renters	Rehabilitation of 20 affordable rental units/year for a total of 100 units during the five year plan period

Encourage/facilitate the construction of affordable rental units.	Encourage/facilitate construction of affordable rental units	LIHTC, Section 202, Section 236, and City of College Station HOME/CDBG funding.	Texas Dept. of Housing and Community Affairs; HUD; BVCOG and the City of College Station	Community Wide	Lower income renters	Construction of 100 affordable rental units during the five year plan period
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Objective: Encourage programs that promote self-sufficiency.

Encourage/facilitate lower income tenants in becoming homeowners.	Provide home buyer counseling; Promote and facilitate construction of affordable single-family properties; continue and expand home buyer programs and assistance	City of College Station CDBG/HOME funding; TDHCA Home Buyer funds; Habitat for Humanity resources; Federal Home Loan Bank funds; Brazos County Affordable Housing Corporation funding; other non-profit funding; and other lender available incentives	Texas Dept. of Housing and Community Affairs; HUD; Habitat for Humanity; BVCOG; private developers, non-profit agencies, and the City of College Station	Community Wide	Lower income renters	30 low and moderate income tenants become homeowners over the five year plan period
Encourage/facilitate programs helping households move from rental subsidies to self-sufficiency.	In addition to the home buyer assistance noted above, organizations will maintain existing and develop new self-sufficiency programs designed to help persons achieve self-sufficiency.	In addition to the resources noted above, additional local, state and federal funds may be requested to facilitate this strategy.	The City of College Station; Twin City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; ; Habitat for Humanity and other various public agencies to include the Workforce Commission.	Community Wide	Lower income renters	10 rental recipient households move off rental subsidies and achieve self-sufficiency

GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING ASSISTANCE FOR LOWER INCOME HOME OWNERS.

Objective: Encourage and facilitate the maintenance, rehabilitation, and continued affordability of owner-occupied residential properties.

Encourage and facilitate maintenance of residential units by lower income owners.	Continue existing owner-occupied rehabilitation program efforts and code compliance efforts.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	5 residential properties will be renovated per year to total 25 rehabilitations in the 5 year period.
Assist lower-income home owners with emergency repair and/or weatherization assistance.	Continue existing emergency repair and/or weatherization programs.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	7 emergency and/or weatherization projects will take place in College Station per year, for a total of 35 during the 5 year planning period.

Educate lower-income home owners regarding city code issues and maintenance, budgeting issue related to home ownership.	Continue and expand counseling efforts related to code compliance, maintenance, budgeting and ownership.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; CCCS programs; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	300 L/M persons counseled and provided information on ownership, codes, budgeting and maintenance issues.
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Objective: Encourage and facilitate the removal and replacement of dilapidated residential structures.

Encourage and facilitate the removal and replacement of dilapidated single family residential structures.	Continue demolition and reconstruction program efforts.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; Habitat for Humanity; and other local public or private contributions.	City of College Station Community Development and Building Departments; and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners and/or prospective home owners.	20 dilapidated structures demolished and reconstructed during the five year period.
Educate lower-income home owners regarding city code issues, maintenance and budgeting issue related to home ownership.	Continue and expand counseling efforts related to code compliance, maintenance, budgeting and ownership.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; CCCS programs; and other local public or private contributions.	College Station CD Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency; CCCS; Habitat for Humanity and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners and/or prospective home owners.	300 lower income persons counseled and provided information on ownership, codes, budgeting and maintenance issues.

GOAL: RETAIN AND EXPAND AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME FIRST-TIME HOME BUYERS.

Objective: Encourage and facilitate home buyer assistance programs helping lower-income, first-time home buyers purchase existing properties.

Encourage and support programs and projects that provide assistance to lower-income purchasers of existing affordable homes.	Continue and expand downpayment assistance programs. Collaborate with public and private entities where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers.	40 L/M first-time home buyers assisted each year for a total of 200 assisted during the 5 year reporting period
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Encourage and support programs and projects that provide education and counseling to lower-income home-buyer hopefuls.	Continue and expand home-buyer counseling programs. Collaborate with public and private entities where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; CCCS; and private lenders	City-wide	Lower-income first-time home buyers	50 L/M first-time home buyers counseled each year for a total of 250 assisted during the 5 year reporting period
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Objective: Encourage and facilitate the construction of affordable single-family residential property, available to lower income buyers.

Encourage and support programs and projects that provide assistance to lower-income purchasers of newly constructed affordable homes.	Continue and expand downpayment assistance programs. Collaborate with public and private entities (i.e. developers, non-profits, lenders, etc.) where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers	20 new affordable SF units constructed annually and sold to L/M first-time home-buyers, for a total of 100 during the 5 year reporting period.
Encourage and support programs and projects that provide incentives to developers of new affordable single-family residential units.	Continue and expand downpayment assistance programs. Collaborate with public and private entities (i.e. developers, non-profits, lenders, etc.) where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers	20 new affordable SF units constructed annually due to public or private incentives for affordable units. A total of 100 constructed during the 5 year reporting period.

GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME SPECIAL NEEDS POPULATIONS.

Objective: Encourage and facilitate programs that maintain and/or create housing options for special needs populations.

Increase effectiveness and/or capacity of existing and/or new special needs housing assistance programs.	Continue support for various special needs providers/programs in community. See housing section related to public assisted housing, homeless, elderly and special needs narratives.	Local, state and federal funding as well as private contributions (i.e. foundation funds). See housing section related to public assisted housing, homeless, elderly and special needs narratives.	See housing section related to public assisted housing, homeless, elderly and special needs narratives.	City-wide	Lower income special needs populations, to include: elderly, disabled, and the homeless.	An increased capacity and/or efficiency in delivery of assistance to targeted populations.
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Objective: Encourage and facilitate organizations that provide social and/or housing services to special needs populations.

Increase number and/or capacity of special needs housing assistance providers and to promote collaborative efforts between providers, thereby avoiding fragmented services.	Continue support for various special needs providers/programs in community. See housing section related to public assisted housing, homeless, elderly and special needs narratives.	Local, state and federal funding as well as private contributions (i.e. foundation funds). See housing section related to public assisted housing, homeless, elderly and special needs narratives.	See housing section related to public assisted housing, homeless, elderly and special needs narratives.	City-wide	Lower income special needs populations, to include: elderly, disabled, and the homeless.	An increased number and/or capacity for agencies delivering assistance to targeted populations.
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GOAL: ENSURE AFFORDABLE, SAFE AND SECURE HOUSING OPPORTUNITIES FOR LOWER INCOME OCCUPANTS.

Objective: Mitigate health and safety issues in residential properties occupied by lower income persons.

Educate lower income homeowners, home-buyers and tenants	Provide brochures, etc. with relevant information.	CDBG and/or HOME funding, private funds and other private and public funds.	City of College Station CD Office, local lenders, Board of Realtors, CCCS, TAA, and university agencies	City wide. Note that efforts may be concentrated in lower income census tracts or older neighborhoods	Lower income homeowners, home-buyers, and tenants.	100 lower income persons provide information and/or counseling annually.
Reduce lead paint hazards in project properties	Perform lead paint reduction activities in compliance with applicable regulatory requirements.	City of College Station CDBG and HOME grant funding. Other available state and federal funds.	City of College Station CD Office and other affiliated for-profit and/or non-profit entities (i.e., contractors, CHDO's, state agencies, etc.).	City wide. Note that efforts may be concentrated in L/M census tracts or older neighborhoods	Lower income homeowners, home-buyers, and tenants.	Lead paint hazard reduction achieved on 7 properties annually, for a total of 35 in the five year period.
Encourage and facilitate training and certification for local contractors and employees	Encourage and facilitate certification of new inspectors, contractors and workers to perform lead paint activities	CDBG and/or HOME funding, private funds and other private and public funds.	City of College Station CD Office and other affiliated for-profit and/or non-profit entities (i.e., contractors, CHDO's, state agencies, etc.).	City wide.	Lower income homeowners, home-buyers, and tenants.	An increase in the number of trained and certified contractors, workers and employees

Homelessness:

The City of College Station and the City of Bryan have determined not to prioritize homeless needs geographically. Homeless persons live throughout the Bryan-College Station community and homeless assistance should not be on a geographic basis, but rather based on an individual's needs. The homeless concentration located in downtown Bryan is an artificial creation, because the majority of the shelters are located in that area.

Geographic concerns will be considered for funding homeless projects and programs, with particular concern for the homeless population's ability to identify and access facilities and programs. But, to limit geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist the homeless population.

Priority Need:

With regard to homeless needs, the City assigned MEDIUM and HIGH designation to all categories, noting that even where relatively small numbers of individuals were involved, the homeless situation is still critical in nature.

Family Homeless Needs

The emergency and transitional needs of homeless families locally is considered high priority because of the lack of family shelters (emergency and transitional) for homeless families in the Bryan-College Station area. Outreach assessment services and permanent supportive housing was determined to be as less critical when considering providers. Permanent supportive housing was also considered to be less critical. The City considered the local Section-8 Rental Assistance Program to be the major provider of permanent supportive housing locally. Other providers of permanent supportive housing include the local MHMR group homes the local retirement and geriatric facilities. The community has seen a recent increase in area elderly housing homes with supportive services over the last five years. These new homes are mainly private pay and unaffordable for the elderly who are on a fixed income.

Individual Homeless Needs

With regard to individual needs the City assigned a medium need for all categories. This decision was due to the higher number of providers meeting the needs of individuals locally. Family needs were rated as a higher priority due to the higher number of providers for individuals, relatively speaking, compared to those providing services to homeless families.

Special Homeless Needs

A high priority was designated for the emergency shelter, transitional shelter and permanent supportive housing portions of the special needs category. Due to the continued increasing need for HIV/AIDS infected individuals, the mentally handicapped, elderly and disabled, transitional shelters for single parents with children and transitional shelters for those being treated for substance addictions, it was determined that these special needs categories require increased attention. Outreach assessment and permanent housing for special needs categories was deemed less critical than those earlier mentioned categories.

Summary of Homelessness Continuum of Care:

The following objectives address these priorities in partnership with the City of Bryan in a comprehensive approach to serving the homeless population of our community:

1. **Help low-income families avoid becoming homeless**
2. **Reach out to homeless persons and assess their individual needs**

3. **Address the emergency shelter and transitional housing needs of homeless persons**
4. **Help homeless persons make the transition to permanent housing and independent living through established self-sufficiency programs**

HOMELESSNESS AND THE CONTINUUM OF CARE STRATEGY

Objective: Help low-income families avoid becoming homeless.

Rental Rehabilitation	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing.	Private and public sources of funding, technical assistance provided by Community Development Department staff through participation in the Homeless Coalition Group	Brazos Valley Council of Governments	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Existing rental vouchers or subsidies should be increased reflecting funds available from other financial resources
Rental/Mortgage Assistance	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing.	Private and public sources of funding, technical assistance provided by Community Development Department staff through participation in the Homeless Coalition Group	Brazos Valley Council of Governments, MHMR and Twin City Mission	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Demonstration of coordinated effort among non-profits providing rental subsidies
Legal Assistance - Involving tenant/landlord disputes, particularly fair housing issues and matters of eviction	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing	Private and public sources of funding	Brazos Valley Council of Governments, Project Unity and United Way	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Demonstration of coordinated effort among non-profits providing eviction prevention assistance

Objective: Reach out to homeless persons and assess their individual needs.

Provide access to services to the homeless through intake assessment, counseling, job training and referrals, personal hygiene needs, etc.	Promote and facilitate the development of a day shelter by local homeless providers	Private and public sources of funding	Home Partners Program of Twin City Mission	Community-Wide	Homeless individuals and families	Establish a job training program during the five year planning period
Support and expand collaboration and networking of local non-profit agencies through out the community	Joint efforts will be facilitated to seek funding opportunities through proposals for various grants	Homeless Continuum of Care Grant and other private and public sources of funding	Homeless Coalition	Community-Wide	Homeless individuals and families	Establish an evaluation tool during five year planning period to monitor the status of the homeless in our community

Coordinate among appropriate entities regarding potential referrals to local shelters	Promote and facilitate the development of a day shelter by local homeless providers	Local resources	MHMR and local law enforcement agencies	Community-Wide	Homeless individuals and families	Continuation of a network of organizations providing information regarding unidentified homeless persons
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Objective: Address the emergency shelter and transitional housing needs of homeless persons.

Increase the capacity or number of emergency and transitional shelters for families	Promote and facilitate the development of facilities meeting emergency, transitional and permanent housing needs for local homeless individuals and families to include those with special needs	CDBG and other private and public sources of funds	Twin City Mission, MHMR and other agencies providing shelter for homeless individuals and families	Community-Wide	Homeless individuals and families in need of emergency and transitional shelters	Expansion of 10 additional spaces for families within the next five years
Increase the capacity or number of emergency and transitional shelters for persons with special needs	Promote and facilitate the development of facilities meeting emergency, transitional and permanent housing needs for local homeless individuals and families to include those with special needs	CDBG and other private and public sources of funds	Twin City Mission, MHMR and other agencies providing shelter for homeless individuals and families	Community-Wide	Homeless persons with permanent supportive housing needs who are either elderly, frail elderly, persons with disabilities, persons with substance abuse addictions and persons with HIV/AIDS	Expansion of at least 5 additional homes for homeless persons with special

Objective: Help homeless persons make the transition to permanent housing and independent living.

Provide employment training and counseling to homeless individuals	Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs	CDBG and other private and public sources of funds	Public Service Agency programs through the Joint Relief Funding Review Committee	Community-Wide	Unemployed homeless persons	Assist 40 homeless persons during 5 year planning period
Assist homeless persons in meeting various human and health service needs	Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs	CDBG and other private and public sources of funds	Public Service Agency programs through the Joint Relief Funding Review Committee	Community-Wide	Homeless persons	To assist 100 homeless persons through coordinated efforts of local agencies during 5 year planning period

Provide counseling and financial incentives with regards to home ownership to local homeless persons	Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs	CDBG and other private and public sources of funds	Public Service Agency programs through the Joint Relief Funding Review Committee	Community-Wide	Homeless persons	To assist 15 homeless persons through coordinated efforts of local agencies during 5 year planning period
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Rational for Homeless Priorities:

It should be noted that the numbers in Table 1.A (see appendix) represent inventory and need for the entire Bryan-College Station community. Based on the typical public services percentages regarding use between the two communities, it is assumed that approximately 25% of the services are being made available to College Station citizens. While most, if not all facilities and services are located in Bryan, College Station citizens realize a benefit by having that assistance available to them in the B/CS community. For example, if victims of domestic violence from College Station need emergency or transitional shelter, facilities funded, in part, by College Station, but located in Bryan are available. Finally, while the numbers of homeless and special needs persons in College Station may be somewhat lower than those represented by Bryan, the critical nature of such needs necessitates many being ranked as a high priority. This also facilitates future funding efforts by helping providers document the community's support in ensuring available assistance.

Institutional Structure

Focus, Direction, Leadership, Cooperation, and Collaboration are essential strategic planning components of a community desiring to achieve success with its efforts to enhance the standard of living for all citizens. The City of College Station recognizes that needs and gaps in services exist in our community, and is actively participating in efforts to improve services. Other important factors necessary for success include the maximum leveraging of limited program funds and the provision of local match necessary to receive state/federal funds.

The City of College Station will coordinate and administer the identified goals, objectives, and strategies discussed in this document through its Community Development Division. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs to fund numerous affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods. Other possible resources include Section 108 funding for special projects and the City's general and other local funds. The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding. The Community Development Division shall act as liaison to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, funding of public services through non-profit organizations will continue to include the maximum amount allowable by HUD for public service funding.

Development and planning of programs eligible to receive federal funding will be approached with the concept of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging will be accomplished through coordination of programs with volunteer work groups providing labor and assistance partnered with program funds used for purchase of supplies.

As needed, the City will also consider programs that require local matching funds. Possible sources of local match include:

- City general and other local funds;
- City donated services as approved by HUD in a Cost Allocation Plan;
- Locally-funded infrastructure in CDBG eligible areas;
- Administrative costs, program delivery costs, and actual program expenses provided by non-profit organizations as supportive programming;
- Funds provided by private lending institutions; and
- Private investment.

Public Institutions, Private Sector, and Private Non-profit Organizations

Thriving communities contain strong active partnerships with commitments from public and governmental institutions, the private sector, and private non-profit organizations. Bryan-College Station is fortunate to be experiencing a trend amongst local public and private groups to work cooperatively to assist families forward to the goal of self-sufficiency.

1. Public Institutions/Public Non-Profit Organizations

U. S. Department of Housing and Urban Development - The City of College Station became a CDBG entitlement in 1974, and a HOME Participating Jurisdiction in 1994. The City will continue a proactive approach to making housing opportunities available to very-low and low income citizens through participation in the CDBG and HOME programs and other federal programs that may develop. This list of future HUD programs may include, but is not limited to, HOPWA, and ESG.

Local Governments - The cities of **Bryan and College Station** shall offer technical support and assistance to one another, continuing a cooperative approach to meeting housing and non-housing needs of the entire Bryan-College Station community. This will include regular meetings between the two **Community Development** staffs to discuss community housing and non-housing issues and to share information regarding CDBG and HUD activities and programs. The two Cities currently operate a joint committee process to provide recommendations to both city councils on the expenditure of CDBG funds for area-wide health and human services. The non-profit agencies funded through this joint effort provide much of the supportive housing services and other public services currently being offered to low-income residents in the community. Staff in both cities also serve on numerous committees and task forces related to services and needs of low-income citizens.

Texas Department of Housing and Community Affairs (TDHCA) - The City of College Station received HOME Grant funding from the Texas Department of Housing and Community Affairs (TDHCA) for Fiscal Years 1992 and 1993. In 1994, the City became a Participating Jurisdiction (PJ) and now receives HOME grant funds directly from the federal government. However, the City anticipates the possibility of participating in future TDHCA affordable housing opportunities and will consider partnerships with other private and public organizations seeking TDHCA funds.

Brazos Valley Council of Governments (previously Brazos Valley Development Council) - The local Council of Governments administers a **Section 8 Existing Rental Assistance Program** providing aid with rental costs to very-low and extremely low income residents of Bryan and College Station. The City of College Station agrees with the urgent need for additional rental assistance funding and offers support for BVCOG's application for future funding. BVCOG is also the **Area Agency on Aging**, providing supportive information and referral services for the elderly community and administers

the **County Indigent Health Care Program** for the 7-county Brazos Valley region. BVCOG has also initiated the formation of a task force consisting of city staff, Project Unity, and health and human service providers to assist them with the development of **Texas One**, an intranet system for member agencies to make referrals and share certain client eligibility information with the goal of increasing accessibility to services.

Mental Health-Mental Retardation Authority of Brazos Valley - MHMR provides supportive mental health and drug counseling services to residents who are mentally disabled, developmentally delayed, or substance abusers. MHMR also administers supportive housing facilities for the mentally retarded and for persons experiencing mental health problems. MHMR services include case management, developmental services for children with disabilities, and counseling. College Station supports MHMR's efforts to identify and operate supportive housing for their clients.

Texas A&M University - The Community Development Office coordinates with Texas A&M University student leaders for an annual neighborhood clean-up campaign, the Big Event, to assist low-income neighborhoods and elderly residents with special clean-up and weatherization projects. This program compliments the City's goal of improving the community appearance, in addition to providing assistance that directly benefits very-low and low-income citizens with home repairs and accessibility needs.

City staff also work with various departments at Texas A&M University to utilize volunteer student interns to assist on various housing or public service projects. Research and data gathering efforts have also been offered as "class projects" on Community Development issues, sometimes in exchange for staff participation in class lectures.

Texas Department of Human Services provides financial and supportive assistance to low and very low-income residents. Programs include Aid to Families with Dependent Children, Medicaid, Adult Protective Services, subsidized child-care, and Food Stamps.

Brazos County Health Department provides preventative services and education for basic public health issues, including immunizations, TB screening, septic system inspections, health education, STD screening, and other basic health screenings.

Brazos Valley Community Action Agency is a public non-profit organization serving a multi-county area surrounding Bryan-College Station. Services provided include housing assistance, public transportation, job training, weatherization, health care, nutritional needs, counseling, education, assistance for homeless and persons with AIDS, and emergency utility assistance.

The City continues to coordinate with other various federal and state agencies such as **Texas Rehabilitation Commission, Texas Department of Health, Veterans' Administration, Farmer's Home Administration, FNMA, FDIC, and FMAC.**

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Housing Assistance - Single Family	14A Rehab; Single-Unit Residential	CDBG \$ 25,000 ESG \$ 0
14a-801-2000	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	To conduct development & redevelopment activities to preserve & expand the affordable supply of residential property for low and moderate income persons.	5 Households (General)	TOTAL \$ 25,000
	Funds will be used to provide housing rehabilitation, emergency repairs, weatherization, and home security to low-moderate income homeowners; the removal of architectural barriers; and the inspection, testing, and abatement of lead-based paint.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/00
 Help those with HIV or AIDS? No Completion Date: 09/30/01

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	Interim Assistance	06 Interim Assistance	CDBG \$ 5,000 ESG \$ 0
06-805-2000	Other	570.201(f)	HOME \$ 0 HOPWA \$ 0
	To develop and implement activities and programs designed to enhance neighborhood stabilization & revitalization, provide assistance to low/moderate homeowners and/or displaced persons/businesses, and increase citizens accessibility to health and human services. To eliminate slum/blight conditions and correct code violations.	525 People (General)	TOTAL \$ 5,000
			Total Other Funding \$ 0

Funds will provide for financial and technical assistance for coordinated clean-up efforts in low-income block groups exhibiting objectively determinable signs of physical deterioration in an effort to resolve code violations on private properties at the owner's request. Projects may be undertaken in conjunction with Texas A&M University's annual "Big Event" volunteer day and other organized volunteer groups.

Help the Homeless? No Start Date: 10/01/00
Help those with HIV or AIDS? No Completion Date: 09/30/01

Eligibility: 570.208(a)(1) - Low / Mod Area
Subrecipient: Local Government
Location(s): CT & BG's

CT: 001301 BG: 0 County: 48041
CT: 001303 BG: 0 County: 48041
CT: 001304 BG: 0 County: 48041
CT: 001307 BG: 0 County: 48041
CT: 001401 BG: 0 County: 48041
CT: 001402 BG: 0 County: 48041
CT: 001403 BG: 0 County: 48041
CT: 001404 BG: 0 County: 48041
CT: 001611 BG: 0 County: 48041

2. Private Sector Participation

Through the City's **Façade Improvement Program**, the City partners with commercial merchants/property owners by providing matching funds for exterior façade improvements to commercial properties located in designated slum and blighted areas, or citywide on a spot basis.

Private owner/investors who participate in the local **Rental Rehabilitation Program** by making rental properties available to low-income tenants for 10 years can receive a 10-year deferred, forgivable loan for up to 1/2 of the eligible rehabilitation cost. Community Development staff provide technical rehabilitation assistance and support, inspect quality of rehabilitation, and monitor program compliance with subsequent tenants.

Local **private lending institutions** have provided the city with letters of support to make rehabilitation loans to eligible and qualified investors wishing to participate in Rental Rehabilitation Programs and the Affordable Homeownership Programs. Several lenders provide homebuyer and credit counseling programs as part of their affordable home ownership programs. Several local banks have been active in assisting with the development of these classes. Many local banks have developed home ownership loan programs that complement city programs.

Consumer Credit Counseling Service (CCCS), of the Greater Houston and Gulf Coast Area, Inc. provides free credit counseling services to the local community. This non-profit is supported by local businesses, and is affiliated with the National Foundation for Consumer Credit, Inc.

Local fraternities, sororities, and other **student groups**, such as The Aggie Men's Club, provide volunteer workers to assist low-income homeowners or social service agencies, which serve low-income citizens with minor repair, landscaping, and weatherization projects.

Several local **churches** provide supportive and, in some cases, financial services for low-income families, such as emergency assistance for utilities, deposits, and rent. Several churches also provide emergency food and clothing. Services are also provided to support the efforts of local non-profit organizations.

The **Bryan/College Station Homebuilders Association** has provided assistance to Habitat for Humanity and remodeling assistance to the offices of service providers.

3. Non-Profit Organizations/Agencies

In the last few years, great improvements have been experienced locally regarding the philosophical approach to the delivery of health and human services. Most organizations are realizing the value of the collaborative process to providing an effective "continuum of care" approach to providing assistance to families. **Project Unity** serves as the facilitator of many of these projects by providing an organizational partnership

framework and processes to accomplish collaborative efforts. Beginning with a core group of 8 local agencies in 1992, Project Unity has grown to include more than 80+ member organizations and programs and more than 250 professional members. Additionally, a commitment to providing comprehensive and excellent services is being evidenced by the **United Way of the Brazos Valley** in their effort to develop a technologically advanced **Information and Referral System** that will eventually bring the Brazos Valley region "on-line" in the listing of available resources. Through a collaborative approach and the use of a local task force consisting of city staff and local agencies, a comprehensive plan has been developed to enhance the information database accessible to citizens and agencies regarding the availability of programs and services. This new I&R system, combined with BVCOG's **Texas One** client referral and tracking system and Project Unity's comprehensive case management system, will greatly increase the accessibility of services for families in need. These systems provide excellent supportive and technical assistance and resources to the multiple health and human service providers.

Numerous non-profit organizations exist in the B-CS area to provide health and human services to persons in need. These programs provide invaluable supportive services in a continuum of care approach to resolving critical needs and issues that persons and families in need face on a daily basis:

<i>Resources</i>	<i>Services Provided</i>
AIDS Services of Brazos Valley	Provides testing, education and case management
Benefits Counseling	Assistance on problems with benefits and insurance
Brazos Counseling Association	Family and individual counseling
Brazos County Civil Legal Aid Referral	Helps financially disadvantaged and low income families in civil matters
Brazos County Crisis Pregnancy Service	Counseling/support services for crisis pregnancies
Brazos County Rape Crisis Center	Provides support to male and female sexual assault survivors, family members and friends
Brazos Valley Council on Alcohol and Substance Abuse	Individual and group counseling services on alcohol and drug abuse
Consumer Credit Counseling Service	Provides budget, debt and housing counseling
Counseling and Conflict Resolution Center	Counseling/conflict services
Day School for the Deaf	Sign language classes and counseling services for the deaf
Family Health Psychological Services	Provides mental health services aimed at assessing and alleviating emotional, psychological and behavioral problems
Family Outreach	In-home services to educate and provide emotional support for parents
Family Violence Unit	Provides legal counseling, legal aid and/or referrals to victims of domestic violence
Gulf Coast Legal Foundation	Provides legal services for qualified individuals
Hope Pregnancy Center of Brazos Valley	Counseling and supportive services for crisis pregnancies
Inner Wisdom Counseling Center	Helps meet the special needs of women struggling with depression, life changes, or losses

MHMR of Brazos Valley	Counseling and support services for mentally disabled persons
Planned Parenthood	Counseling and support services for women
Scotty's House	Provides individual counseling and intervention to child victims of physical and sexual abuse and counseling to non-offending family members
TAMU Counseling and Assessment Center	Assessment and therapy services for children, adolescents, adults, couples and families
Twin City Mission – Phoebe's Home	Counseling services for victims of domestic violence
Twin City Mission – STAR Program	Counseling for youth and their families
Veteran's Assistance	Assist servicemen and women and their dependents in processing claims and advisory work

<i>Resources</i>	<i>Services Provided</i>
Brazos County Health Department	Free health screening for seniors over 65
Brazos County Senior Center	Socialization, reassurance
Brazos Transit	Accessible transportation services for Medicaid recipients to physician/pharmacy
Brazos Valley Alzheimer Association	Supportive services to families of victims of Alzheimer's and related diseases
BVCAA – Elder-Aid	I&R, transportation, telephone reassurance, case management for seniors, minor repairs
BVCOG Area Agency on Aging	Telephone reassurance for elderly and homebound persons, ombudsman services, carrier alert program
College Station Senior Health Center/Senior Friends	Medical care, social services, nutrition counseling
Crestview Retirement Community	Subsidized rental housing for elderly
Hospice of Brazos County	Supportive services with terminally ill and their families
Lincoln Recreation Center-Years for Profit	Senior social services on a daily basis
LULAC Apartments	Subsidized rental units for elderly/disabled
Retired Senior Volunteer Program	Places senior citizens in volunteer positions with local non-profit agencies
Service Corps of Retired Execs	Volunteer program for senior volunteers
Social Security Administration	SS, SSI, Medicare
St. Joseph's Gold Medallion Club	Assistance with insurance claims, social activities, discounts on other services
Texas Dept. of Human Services Community Care for the Aged	Meals on wheels, home health/homemaker services, transportation, family support, emergency response system
The Pines Adult Day Care	Day activities and health services
Years for Profit	Social, nutritional and rehabilitative services

<i>Resources</i>	<i>Services Provided</i>
Adult Learning Center	Literacy program which includes GED preparation, job readiness, and life skills
Barbara Bush Parent Center – CSISD	Supportive programming for parents
Blinn College	Specialized skill training
Brazos Valley Workforce Centers	Job training and Employment opportunities

Bryan Adult Learning Center	Literacy training
Bryan ISD Vocational Education	Vocational skills training for teens
Charles & Sue's School of Cosmetology	Cosmetology training/certification
City of College Station – Teen Apprenticeship Program	Provide at-risk low-income teens with job mentoring and skills training
Goodwill Industries	Rehabilitation services and employment for disadvantaged persons
Job Corps	Vocational and educational training
Junction 5-0-5	Job training and employment of mentally and physically handicapped
Literacy Volunteers	Adult literacy education
MHMR - New Trends	Sheltered workshop for mentally disabled individuals, provides training in personal/social adjustment and sheltered work production
Options for Young Parents	Supportive services for young parents
Texas Commission for the Blind	Help blind and visually impaired secure and maintain employment
Texas Dept. of Human Services (TDHS) Job Opportunities and Basic Skills (JOBS)	AFDC clients receive assistance in gaining employment through training and support services
Texas Rehabilitation Commission	Rehabilitation for gainful employment
Texas Workforce Commission	Job training and placement

<i>Resources</i>	<i>Services Provided</i>
Barbara Bush Parent Center	Food pantry
Boys & Girls Club	On-site meals/snacks
Brazos Church Pantry	Food items & commodities to various church food pantries
Brazos County Red Cross	On-site meals/snacks
Brazos Food Bank	Food items & commodities to 35+ food pantries
Brazos Girls Club	Food pantry
Brazos Maternal and Child Health Center	Food pantry
Brazos Miracle Outreach	Food pantry
Bryan and College Station I.S.D.	Free or reduced breakfast and lunch
BVCAA-Meals on Wheels	Noon-time meals provided for homebound elderly and low-income disabled
BVCAA-Women, Infants & Children (WIC) Family Health Clinic	Nutritional food supplements for mothers/children
Castle Heights Community Pantry	Food pantry
First Baptist Church of College Station	Food pantry
Hope Pregnancy Center of Brazos Valley	On-site meals/snacks
Lincoln Center	On-site meals/snacks
LULAC Oak Hill	On-site meals/snacks
MHMR	Food pantry and on-site meals/snacks
Neal Recreation Center	On-site meals/snacks
North Bryan Community Center	On-site meals/snacks
Project Unity	Food pantry and on-site meals/snacks, clothing
Rainbow Room	Food pantry
Salvation Army	On-site meals/snacks
Save Our Streets Ministries	Food pantry
St. Vincent de Paul Society	On-site meals/snacks, clothing
Still Creek Boys & Girls Ranch	Food pantry
Texas Department of Human Services	Food stamps

Twin City Mission-Community Closet	Food pantry
Twin City Mission-Community Support Services	Food pantry, clothing
Twin City Mission-The Bridge	Three meals per day for homeless

<i>Resources</i>	<i>Services Provided</i>
American Cancer Society	Supportive services for victims of cancer
American Heart Association	Supportive services for heart patients
American Red Cross Blood Services	Blood drives
Brazos County Health Department	Immunizations, TB, STD, HIV clinics; child health clinic
Brazos County Indigent Health Care (BVCOG)	In/outpatient physician services, lab-work, and medications
Brazos Maternal and Child Health Clinic	Prenatal care
Brazos Valley Rehabilitation Center	Outpatient physical, speech, and occupational therapy services
Bryan-College Station Community Health Center	Total health care for adults and children, medications, dental clinic for Medicaid/insured; nutrition counseling, health education, counseling, research
BVCAA-Associated Home Health Center	Supportive in-home health services
Children's Miracle Network	Funding of health programs for children
CHIP Insurance Program	Affordable health insurance
College Station Medical Center	Emergency and acute health care, diagnostic services, outpatient day surgery, health education material and classes
College Station Senior Health Center	Specializes in health care for elderly
Family Health Clinic	Family health care on a sliding scale, prescription assistance
Family Practice Residency Program	Family health care on a sliding scale
Health-For-All Clinic	Free health care/dental care/medication for indigents
Hospice of Brazos Valley	Care for terminally ill individuals and their families
MH-MR Respite Care	Emergency care for mental health issues
Planned Parenthood of Brazos County	Family planning services
Project Unity	Mobile unit conducts medical, dental, development screenings in 7 county region
Salvation Army	Assistance in paying for prescriptions
Scott and White Clinic	Comprehensive family medical care
St. Joseph's Regional Health Center	Emergency health care regardless of ability to pay; Lifeline emergency response system
St. Joseph's Regional Rehabilitation Center	Physical, occupational, speech therapy
St. Vincent De Paul Society	Assistance in paying for prescriptions
TAMU Student Health Center	Health care for TAMU students
Texas Dept. of Human Services	Medicaid
United Ostomy	Support group for ostomy patients

<i>Resources</i>	<i>Services Provided</i>
Allen Chapel	Emergency housing for homeless
Brazos Red Cross	Emergency assistance with rent/utilities
Brazos Valley Affordable Housing Corporation (BVCOG CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers
Brazos Valley Community Action Agency (CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers
Brazos Valley Council of Governments Family Unification Program	Rental assistance for very-low income households living in abusive situations
Brazos Valley Council of Governments Section 8 Housing Choice Voucher Program	Rental assistance for very-low income households
Bryan Housing Authority	Public Housing assistance
BVCAA-AIDS Services of Brazos Valley	Housing assistance for income eligible persons with HIV/AIDS and their families
BVCAA-Trinity Living Center	Residential treatment center
BVCAA-Weatherization	Energy efficient repairs
Cedar Creek	LIHTC Subsidized rental units
Community Development Divisions in Bryan and College Station	Housing repairs, accessibility, security, homebuyer's assistance, housing replacement, new construction, emergency repairs, repairs for rental units
Crestview Retirement Community	Subsidized housing for elderly
Elder-Aid	Housing repair services for seniors
Emmanuel Baptist Church	Shelter to homeless single women and women with children
Habitat for Humanity	Homeownership for low-income families
Heritage at Dartmouth Apartments	LIHTC Subsidized rental units
Junction Five-O-Five	Housing assistance for people with disabilities
LULAC	Section 202 units for elderly/disabled
Martin Luther Homes	Shelter for mentally disabled
MH-MR	Shelters/Rental Assistance for mentally disabled
MHMR-Family Tree	Group home for mentally retarded
MHMR-Mary Lake Complex	Transitional living residence for mentally ill adults
Oak Creek Condominiums	Subsidized housing
Oakwood Apartments	Subsidized rental housing
Salvation Army	Emergency assistance with rent/utilities
Save Our Streets	Shelter for teen-aged/adult males and teen-aged females with gang/drug issues
Sherwood Health Care Facility	Housing/health care for elderly
Southgate Apartments	LIHTC and Section 8 Subsidized rental units
St. Joseph's Manor	Alzheimer's unit, nursing facility, assisted living
St. Vincent de Paul	Emergency assistance with rent/utilities
Still Creek Boys & Girls Ranch	Permanent home for youth 8-14
Treehouse Apartments	LIHTC Subsidized rental units
Twin City Mission - HOME Partners	Rental assistance for sheltered homeless
Twin City Mission - Phoebe's Home	Shelter for battered women and their children
Twin City Mission - Sheltering Arms	Emergency shelter for children
Twin City Mission - The Bridge	Residential shelter for homeless

Twin City Mission-Trinity Living Center	Shelter for males released from prison with drug issues
Villas of Rock Prairie	LIHTC Subsidized rental units
Windsor Point	LIHTC Subsidized rental units

* A more detailed listing of housing services is available in the Housing Market Analysis section of this document.

<i>Resources</i>	<i>Services Provided</i>
Boy Scouts of America	Organization for boys
Boys & Girls Club of Brazos Valley	Provides diverse activities that meet interests of all youth
Brazos County Extension Service	Working in areas of agriculture and natural resources and youth development
Brazos County Juvenile Service	Provide accountability of juvenile offenders, monitor juvenile compliance of conditions of probation
Bryan and College Station Independent School Districts	After school programs, Head-start and Pre-K programs
Bryan ISD – ACE Campus	Alternative learning environment for at-risk teens
Bryan ISD – Champions	After school care
Bryan ISD – Even Start	Family literacy program offering adult learning, GED, ESL, parenting, on-site child-care
Bryan ISD – Operation SEAS	Addresses student misbehavior in positive partnerships with local law enforcement
BVCAA Child-Care Management System	Subsidized day-care
Children’s Miracle Network	Provides funds for needy children
City of College Station – Teen Court	Teen trials in an environment of their peers
CSISD – Timber Academy	Alternative learning environment for grades 9-12 to ensure high school graduation
CSISD – Venture Academy	Temporary alternative learning environment for grades 7-12
CSISD/City of College Station – Kid’s Klub	After school care for grades Pre-K through 5 th
Girls Club of Brazos County	Offers recreational and educational programs and activities for girls
Girls Scouts Service Center	Creates an open and nurturing environment for girls
Lincoln Recreation Center	Recreational and educational activities
MHMR Children’s Services	Screening, service coordination, skills training, counseling
Neal Child Development Center	Subsidized child-care
Neal Recreation Center	Recreational/gym activities for youth
North Bryan Community Center	Recreational and educational activities
Project Unity Positive Zone	Provides positive programs to educate, challenge and discipline youth
Save Our Streets	Home for young men and girls, drug and alcohol help, gang intervention and mediation
Still Creek Boys & Girls Ranch	Home for boys and girls
Twin City Mission—Sheltering Arms STAR Program	Counseling for youth, emergency shelter, assessment services

<i>Resources</i>	<i>Services Provided</i>
Brazos County	Tobacco funds for agencies providing tobacco-related health services
Brazos County Civil Legal Aid	Low-cost legal aid
Brazos Transit Authority	Public transit system
Brazos Valley Council of Governments	Coordination and support for seven-county governmental region
Children's Miracle Network	Funding for programs/projects for children
City of Bryan – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of Bryan – Community Policing	Neighborhood policing activities
City of College Station – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of College Station – Community Policing	Neighborhood policing activities
Counseling and Conflict Resolution Center	Counseling/conflict resolution services
Gulf Coast Legal Foundation	Low-cost legal aid
Junior League of B-CS	Provides volunteers/funding for special public service programs/projects
Project Unity	Collaborative partnerships with agencies; Comprehensive case management/referral;
Texas Department of Human Services	Supportive services for low-income
United Way of Brazos Valley	Financial and technical support for agencies

NONHOUSING COMMUNITY DEVELOPMENT PLAN

Development of Non-Housing Community Development Goals

Collaboration and cooperation among the cities of Bryan and College Station and other local agencies, as well as participation by the citizens of College Station in a series of public hearings and surveys have resulted in establishing four goals in the **Non-Housing Community Development Plan** to address the needs voiced by the community. The following goals will be used to focus the continuous assessment of community needs through the collaborative and cooperative efforts described below:

- I. Encourage and Support the delivery of Health and Human Services to assist families in reaching their fullest potentials***
- II. Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families***
- III. Provide Economic Opportunities for development of a strong and diverse economic environment to break cycle of poverty***
- IV. Revitalize Declining Neighborhoods in support of well-planned neighborhoods for development of families***

I. Encourage and Support the delivery of Health and Human Services to assist families in reaching their fullest potentials

Collaboration and Cooperation:

The following is an outline of non-housing needs in the City of College Station and surrounding area and of the collaborative and cooperative efforts providing input for prioritization of those needs. Because the City of College Station shares common borders with the City of Bryan, it is often difficult to specifically delineate College Station's needs from those of its neighbor. Because of this, area-wide statistics are provided where appropriate.

In August 1999, local organizations partnered together to begin a Community Needs Assessment involving citizen surveys and agency surveys. Those agencies involved in this effort include City of College Station, City of Bryan, College Station Independent School District, Bryan Independent School District, Project Unity, Twin City Mission, Brazos Valley Community Action Agency, St. Joseph Hospital, Children's Miracle Network, Kiwana's Club and Brazos Valley Council of Governments.

The focus on families by coordinating the delivery of health and human services in the Bryan and College Station community has been enhanced by the coordination and communication provided by Project Unity, which began in 1995. In 1997, Project Unity

was recognized nationally as one of six organizations receiving the award for "Excellence in Community Collaboration for Children and Youth". Duplication of services has been reduced and a forum has been established in Bryan and College Station for agencies to discuss resources and needs. The focus of the collaborative efforts of the public service agencies is to decrease the need for these services by our families.

The collaborative spirit has been further enhanced and demonstrated by the work of the Bryan/College Station Joint Relief Funding Review Committee (JRFRC) appointed by the City Councils of both Bryan and College Station. This process has allowed the Cities and area agencies to work together to address the priorities and needs identified by the Consolidated and Annual Action Plans. After a public service agency application process that began in April, the JRFRC selected agency programs on June 12, 2000 to receive CDBG funds for the fiscal year 2000-2001. These programs represent community concerns in the areas of Teen Pregnancy, Care of the Elderly, Food Distribution, Dental Care, Prenatal Health Care, Family Health Care, Crime and Violence, Homeless Shelter, and Child Abuse.

These collaborative efforts in Bryan and College Station are directed as follows:

- To develop working relationships and interaction among local agencies and organizations to positively impact the lives of families served by the health and human services delivery system;
- To provide a system of evaluation of health and human service agencies and of the effectiveness of their programs;
- To encourage the development of self-sustaining funding resources;
- To educate the public on community needs and the importance of individual involvement in the provision of financial and time resources;
- To recommend action for implementation that would improve the delivery of health and human services in College Station and Bryan while decreasing the need for those services.

Due to the endeavors of the organizations involved in these collaborative efforts the City of College Station supports a variety of health and human services to address issues such as:

- Crime and Violence, i.e. Youth Gangs
- Education/Job Training
- Drug and Alcohol Abuse
- Safe and Affordable Housing
- Family Deterioration
- Health Care
- Affordable Child Care

- Teen Pregnancy
- Hunger
- At-Risk Youth
- Services to the Elderly
- Information, Referral, Service Coordination, and Client Tracking

The City of College Station, in partnership with the City Bryan and Brazos County has been committed to creating a model human service delivery system for its citizens. In addition to identifying community needs, city staff actively participates in collaborative meetings to assist partners in identifying critical barriers that prevent families from receiving efficient, high quality services. Through its intensive efforts and technical support, local organizations are working cooperatively to create a "seamless web of services" for its families. An example of the collaborative spirit can be seen in the creation of a computerized client intake, and tracking system known as "**Texas One**". The system was created by the Brazos Valley Council of Governments with funding from the Governor's office. The City staff actively participated and provided leadership in the creation of the system which incorporated another collaborative organization's (Project Unity's) common intake, referral and release form. This system, in coordination with an additional regional Information and Referral (211) system being implemented by Brazos Valley United Way, has the ability to serve as a statewide model for helping citizens access and move freely through the very complex systems of health and human services.

Project Unity, through its 80 partner organizations, has developed an innovative, comprehensive approach to helping families successfully nurture their children. It involves systemic changes in human service delivery by increasing communication and collaboration among existing providers. The approach works on eliminating duplication of services, increasing the efficiency and effectiveness of community-based programs, and developing resources to meet family identified needs. Families are impacted through neighborhood centers, a Mobile Unit, and other outreach activities. The target population is not only families in crises, but also agencies and community groups who provide services to those families. In 1997, Project Unity was recognized nationally as one of six organizations receiving the award for "Excellence in Community Collaboration for Children and Youth". More recently, the **Texas Senate Interim Committee on Gangs and Juvenile Justice** reported that, "Project Unity exemplifies a better way of ensuring access to needed services for children and families than traditional single intake systems. Families receive quicker access to more appropriate and diverse services with fewer hassles. Additionally, families enhance their own problem-solving skills, act as mentors to newer families, and become leaders in their neighborhoods and communities."

Determination of Needs to be Addressed by the Non-Housing Community Development Plan:

The partnerships, studies and cooperative efforts noted above, along with a series of public hearings and focus group meetings highlighted a number of needs that will be addressed by goals, objectives and strategies during the 2000-2004 five year planning period. The comments, concerns and assessments fall within the following general categories of needs (that will be addressed in both the "Housing" and "Non-Housing" plans):

- Safe/Affordable Housing
- Teenage Pregnancy/Youth Services
- Crime/Violence
- Alcohol/Substance Abuse
- Affordable and Accessible Child Care
- Health and Dental Care
- Transportation
- Education/Job Training
- Underemployment (As opposed to unemployment)
- Food/Hunger
- Family Deterioration
- Neighborhood Preservation
- Information and Referral/Case Management/Outreach
- Shelters
- Services, Assistance and Programs for Senior Citizens
- Parenting and Public School Issues
- Cultural Issues
- Services for the Disabled

In the following discussion of these needs most of the comparative information is derived from the **Brazos Valley Needs Assessment 2000: Brazos County Edition** prepared by *Public Management Associates* for the cities of Bryan and College Station. Other sources of information are noted to expand on some of the points. The referenced Focus Group was made up of representatives of City Departments and other governmental and non-governmental agencies. The Group was facilitated by the Executive Director of Project Unity, Jeannie Goss in order to review gathered data in light of the perspectives of the agencies formed in daily interaction with residents and issues.

Teenage Pregnancy:

4.1% of College Station residents listed teenage pregnancy as a very serious problem and 14.9% listed it as a moderate problem. Residents ranked it as the **second highest prioritized need**. In a survey of local public service agencies, 30.7% of the agencies listed it as a **high need** and an additional 30.75% listed it as a **moderate concern**. The Focus Group listed Youth Services (including the issue of Teenage Pregnancy) as a **high priority**. The 1995-1999 Consolidated Plan ranked it as a **low priority**.

Crime and Violence:

3.4% of College Station residents listed crime/violence as a **very serious problem** and 17.9% listed it as a **moderate problem**. Residents ranked it as the **third highest prioritized need**. 34.2% of the agencies listed it as a **high priority** and 26% noted it as a **moderate priority**. The Focus Group ranked it as a **low priority**, stating that there were programs in place to address this issue. The 1995-1999 Consolidated Plan ranked it as a **high priority**.

Alcohol and Substance Abuse:

Residents of Bryan and College Station ranked this issue as the **fourth highest prioritized need**. 45.2% of the agencies listed it as a **high priority need** and 32.9% ranked it as a **moderate priority**. The Focus Group ranked it as a **high priority**. The 1995-1999 Consolidated Plan did not prioritize it.

Affordable and Accessible Childcare:

Residents ranked child care issues as the **fifth highest priority**. 46.7% of agencies considered it as a **high priority** and 10.7% ranked it as a **moderate need**. Child care was also listed as the **number one need not being met**. The Focus Group ranked it as a **high priority**. The 1995-1999 Consolidated Plan listed it as a **medium priority**.

Health and Dental Care:

Agencies listed health and dental care as the **number one and number two needs** in the community with 57.9% listing them as **high priorities** and 23.7% listing them as **moderate priorities**. The 1995-1999 Consolidated Plan listed health care as a **medium priority**.

Transportation:

4.5% of residents regard transportation to and from services as a **barrier**. Agencies listed transportation as the **second highest human service need** with 53.2% noting it as a **high priority** and 27.3% listing it as a **moderate priority**. The Focus Group ranked it as a **high priority** and the 1995-1999 Consolidated Plan listed it as a **low priority**.

Education/Job Training/Underemployment:

2.9% of residents rated unemployment as a very serious need and 5.8% rated it as moderately serious. But additional comments in public hearings and discussions with clients indicate that underemployment is considered to be of the highest priority in our community. 41.6% of the agencies listed unemployment as a high priority and 35.1% listed it as a moderate priority. The Focus Group ranked the problem of underemployment as a high priority. The 1995-1999 Consolidated Plan listed it as a high priority.

Food and Hunger:

Of the residents needing public services, the **third highest priority** listed was food. Only 14.4% of the agencies listed hunger as a high need, **ranking it at the bottom of the 11 needs listed**. 32.4% listed it as a **moderate priority**. The Focus Group ranked it as a **high priority** and the 1995-1999 Consolidated Plan listed it as a **moderate priority**.

Family Deterioration:

Agencies ranked situations involving the structure of the family as the **3rd highest priority out of the 11 listed** with 53% listing it as a **high priority** and 25% listing it as a **moderate priority**. This is an increase from being the 5th **highest priority** of the 1994-1999 Consolidated Plan.

Information and Referral/Outreach Services:

13.5% of residents requiring services stated that a **lack of information created a barrier** for them. When respondents were asked if they had sufficient information regarding health and human service programs, 45.4% responded negatively. Agencies ranked lack of information as the **second most important barrier** to receiving health and human services.

Senior Services:

The Focus Group listed senior services as a **high priority** and recreational programs directed at Seniors as a **medium priority**. 41.2% of the residents stated that the availability of senior centers is a **high priority**.

Cultural Issues:

The Needs Assessment Survey reported that while 55.4% of the respondents stated that racial discrimination was not a problem in neighborhoods, 5.9% stated that it was a very serious problem.

To address these needs and focus on the Goal to *ENCOURAGE THE DELIVERY OF HEALTH AND HUMAN SERVICES TO ASSIST FAMILIES IN REACHING THEIR FULLEST POTENTIALS*, the following objectives have been developed and are the foundation of the strategy plan to target these needs and goal:

1. Improve the accessibility to health and dental care services available to low-income families
2. Develop support system for senior citizens
3. Develop child care options for low/moderate income families
4. Implement system of information, referral, case coordination and community needs assessment
5. Insure that the provision of health and human services is approached within a holistic framework to enable families in breaking the cycle of poverty.

GOAL: ENCOURAGE THE DELIVERY OF HEALTH AND HUMAN SERVICES TO ASSIST FAMILIES IN REACHING THEIR FULLEST POTENTIALS

Objective: Improve health and dental care services available to low-income households

Facilitate collaboration among health care providers to coordinate services for low income and under insured families at centrally	Bryan/College Station Community Health Center Board, Texas A&M University, City of Bryan and City of	Public and private health care funding, CDBG funds, and Brazos County payment for	Non-profit health and dental care and patient education providers	Bryan and College Station	Low and moderate income families, uninsured and	Client tracking and non-profit health and dental care agency use of Community Health Center
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community			Center and community non-profit service agencies			
Support the continued development of a family based intake system to insure the access of low and moderate income families to health and human services	Participate in community partnership and focus on family needs and delivery systems	CDBG funds, public and private grants	Project Unity, City of College Station, Barbara Bush Parenting Center City of Bryan and local non-profit public service agencies	Community wide (Bryan and College Station)	Providers and consumers of health and human services	Agency focus group studies on how specific needs are being met in the community
Work with non-profit public service agencies to deliver programs to low and moderate income families	The cities of Bryan and College Station will continue to cooperate through the Joint Relief Funding Review Committee to review and fund public service programs	CDBG Public Service funds	CDBG staff of Bryan and College Station, Barbara Bush Parenting Center, appointed committee members and local non-profit agencies	Community wide (Bryan and College Station)	Low and moderate income families	Client tracking, narrative reports, monitoring visits of agencies and feedback during annual public hearings
Assist non-profit agencies in developing other sources of funding for health and human service programs	Participate in partnership with local non-profit agencies through technical assistance	Community Development Division staff support and United Way staff	CDBG staff of College Station in partnership with Loaned Executive Program of United Way	Bryan and College Station	Low and moderate income families	Increased number of funding sources available for health and human service programs of local non-profit agencies
Facilitate the continued development of an interagency Community Needs Assessment task force	Provide technical assistance and funds to task force for the design, implementation and funding of Community Needs Assessment	CDBG funds, and cost sharing by participating agencies	CDBG staff of Bryan and College Station, school districts, health care providers and local non-profit agencies	Community wide (Bryan and College Station, Brazos County and BVCOC seven county area)	Residents of the community	Availability of data and conclusions to determine the changing needs of the community

Objective: Insure that the provision of health and human services is approached within a holistic framework to enable families in breaking the cycle of poverty

II. Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families

The expansion of public facilities and infrastructures is due to deterioration of existing facilities and the increase in population as shown in the "Demographics" section. Various neighborhoods serve densities of population for which sewer and water lines, streets and sidewalks were not designed. The continuing pressures of providing health and human services also have an impact on the provision and location of public facilities. For example, in the Needs Assessment study, 34% of the respondents replied that they would seek more services if those services were located in one place. 27% of the respondents in the agency survey indicated interest in relocating to a centralized location with other human service agencies.

located Bryan/College Station Community Health Center	College Station to continue to meet	dental services			underinsured households	
Evaluate the access of health and dental care services to all community residents	Community assessment study group to conduct studies	Participatory funding by school districts, hospitals, non-profit agencies and College Station and Bryan CDBG funds	Community assessment study group and specialized assessment studies	Areas are delineated by city boundaries, school districts, county and Brazos Valley Council of Government seven county area	Area residents	Information for needs analysis and evaluation of services in College Station and other neighboring jurisdictions
Work with nonprofit providers of health and dental care to deliver programs to low and moderate income families	The cities of Bryan and College Station will continue to cooperate through the Joint Relief Funding Review Committee to review and fund health and dental care programs	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee members and local non-profit agencies	Bryan and College Station	Low and moderate income families, uninsured and underinsured households	Client tracking, narrative reports, monitoring visits of agencies and feedback during annual public hearings

Objective: Develop support system for senior citizens

Facilitate development of services directed to the growing population of senior citizens	Provide direction to the Joint Relief Funding Review Committee to consider programs for senior citizens as a high priority	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee members and local non-profit agencies	Bryan and College Station	Residents meeting age requirements for designation as senior citizens	Evidence of additional senior care opportunities
Encourage continued development of senior citizen programs for the City of College Station	Administer recreational programs for senior citizens	City Parks and Recreational Department	City staff and advisory board and Project Unity collaboration	College Station	Residents meeting age requirements for designation as senior citizens	Evidence of additional senior care opportunities

Objective: Develop child care options for low/moderate income families

Facilitate development of child care programs	Provide direction to the Joint Relief Funding Review Committee to consider programs for child care as a high priority	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee members and local non-profit agencies	Bryan and College Station	Low and moderate income households where parents are working and/or training for employment or attending school	Evidence of additional child care opportunities
Facilitate inter-agency focus on the issue of child care needs in the community	Meet with agencies through the Project Unity collaboration to develop programs directed at child care	CDBG Public Service funds, United Way, TX Dept of Human Services, public and private grants				

Objective: Implement system of information, referral, case coordination and community needs assessment

Support the development of an Information and Referral system that will inform and educate those in most need of health and human services available in the	Provide technical assistance to task force for the design, implementation and funding of information and referral services	Public and private grants	United Way, Brazos Valley Council of Governments, Project Unity, Barbara Bush Parenting	Seven county Brazos Valley Council of Governments area	Providers and consumers of health and human services	Client usage of information and referral services
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Information from the collaborative efforts described above and the continuous updating of data provided by ongoing Needs Assessment will assist the City Council in making decisions on using CDBG funds for public facility and infrastructure projects. The following factors will be used in analyzing that data:

- Recent public input regarding infrastructure and facility needs
- Demonstration of a substantial benefit to low and moderate-income residents
- CDBG funds are required in order to carry out the project in a timely manner
- CDBG funds leverage funding from other resources

To address these factors and focus on the Goal to *SUPPORT PUBLIC FACILITIES/INFRASTRUCTURES TO PROVIDE SAFE, SECURE AND HEALTHY ENVIRONMENTS FOR FAMILIES*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. Improvement of accessibility to health and human service facilities
2. Improvement of infrastructure systems affecting the health and safety of neighborhood residents
3. Rehabilitation and improved accessibility of public services facilities

GOAL: Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families

Objective: Improvement of accessibility to health and human service facilities

Centralized and improved accessibility to health services	Continue assessment and analysis of health and dental delivery systems to include facility improvements and expansion	CDBG Public Facility funds and grants from public and private sources	Non-profit health and dental care organizations	Centralized locations to serve low/mod income residents	Low/mod income households and uninsured or underinsured families	Improved access to health and dental care delivery systems
Centralized and improved accessibility to human services	Continue study to develop facilities to improve access to human services in College Station	Investigate various leveraged sources based on CDBG Public Facility funding	Local non-profit providers of services to low/mod income residents of College Station	Centralized locations to serve low/mod income residents	Low/mod income households and uninsured or underinsured families	Improved access to local providers of human services

Objective: Improvement of infrastructure systems affecting the health and safety of neighborhood residents

Rehabilitation and expansion of water and sewer lines, street and sidewalk, and flood drain improvements	Use funds to rehabilitate infrastructure to meet current standards and density and type of land use	CDBG and Capital Improvement Project funds	Public Works Department of the City of College Station	Low/mod neighborhoods	Residents and property owners of low/mod neighborhoods	Completion of rehabilitation projects in designated low/mod income neighborhoods
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Objective: Rehabilitation and improved accessibility of public services facilities

Improve or expand park facilities including green space, neighborhood parks and recreational facilities	Implement the College Station Recreation, Parks, and Open Space Master Plan	CDBG and Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	Low/mod neighborhoods	Residents of low/mod neighborhoods	Completion of Parks projects in designated low/mod income neighborhoods
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III. Provide Economic Opportunities for Development of Strong and Diverse Economic Environment to Break Cycle of Poverty

While demographic data indicates a relatively low rate of unemployment in College Station, the Needs Assessment Study and Agency Surveys indicate a concern of *underemployment* among residents. This further indicates a need to provide programs designed to support higher paying employment in the community.

While demographic data indicates a relatively low rate of unemployment in College Station, the Needs Assessment Study and Agency Surveys indicate a concern of *underemployment* among residents. This further indicates a need to provide programs designed to support higher paying employment in the community. In addition, a study by the Barbara Bush Parent Center indicates that 23% of heads of households in College Station have an education level of high school or below. The survey also indicates that 31.6% of the households in College Station have incomes of less than \$20,000.

To address these concerns and to focus on the Goal to *PROVIDE ECONOMIC OPPORTUNITIES FOR DEVELOPMENT OF STRONG AND DIVERSE ECONOMIC ENVIRONMENT TO BREAK CYCLE OF POVERTY*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. The City will encourage and support the continued expansion of existing economic activities; the emergence of high technology applications; tourism and the hospitality industry; and expansion of the service sector of the economy
2. THE City will work to retain support for healthy existing businesses and industry and to increase the number of jobs
3. The City will support training and educational opportunities for underemployed residents and for those seeking transitional housing or other housing support services

GOAL: PROVIDE ECONOMIC OPPORTUNITIES FOR DEVELOPMENT OF STRONG AND DIVERSE ECONOMIC ENVIRONMENT TO BREAK CYCLE OF POVERTY

Objective: Encourage and support the continued development of existing economic activities; the emergence of high technology applications; tourism and the hospitality industry; and expansion of the service sector of the economy

Provide businesses seeking to locate in College Station with a high quality environment	The Department of Economic Development is proactive in seeking employment opportunities	Private and public sources of funding	The Dept of Economic Development coordinates with the Chamber of Commerce and the Brazos Valley Council of Governments	City of College Station	All residents seeking employment opportunities in College Station	Measurable increase in job opportunities for residents of College Station
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Objective: Retain support for healthy existing businesses and industry and to increase the number of jobs

Facilitate city financing mechanisms where applicable to assist business and industry with expansion; as well as providing and maintaining needed infrastructure	Private-public partnerships and agreements and encourage multiple funding sources	Private and public sources of funding	Cooperation among private institutions and public agencies	City of College Station	All residents seeking employment opportunities in College Station	Measurable increase in job opportunities for residents of College Station
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Objective: Support and expand training and employment activities for the under employed

Support and expand City sponsored training and employment activities targeted to low/mod income households	Implement CDBG Public Service programs within City Department programs	CDBG Public Service Agency funding	City departments provide job opportunities for a Human Resource Department directed apprenticeship program	City of College Station	Students of CSISD from low/mod income households	Successful completion of apprenticeship program by students
Support and expand community wide training and employment activities targeted to low/mod income households	Programs include Brazos Workforce Center, school districts and various non-profit agencies in the Bryan/College Station community	CDBG Public Service Agency funding, state funds and other private and public grants	Cities of Bryan and College Station CDBG programs, local school districts and non-profit agencies	Community-wide	Low/mod income unemployed and under-employed residents	Client tracking of participants in training programs

IV. Revitalize Declining Neighborhoods in Support of Well-Planned Neighborhoods for Development of Families

The integrity of neighborhoods is a key element mentioned in public hearings. The purpose of this goal is to maintain the focus of revitalization of neighborhoods through partnerships with neighborhood groups, other City departments and external groups such as Texas A&M University and non-profit organizations. This focus is designed to heighten the appearance, safety, and quality of College Station neighborhoods.

To address these concerns and to focus on the Goal to *REVITALIZE DECLINING NEIGHBORHOODS*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. Emphasize neighborhood integrity
2. Clearance of vacant and dilapidated structures providing benefits to a designated low/mod income area or benefits to low/mod income limited clientele

GOAL: REVITALIZE DECLINING NEIGHBORHOODS IN SUPPORT OF WELL-PLANNED NEIGHBORHOODS FOR DEVELOPMENT OF FAMILIES

Objective: Emphasize Neighborhood Integrity

Utilize code enforcement regulations to	City departments will focus the regulatory authority	CDBG Code Enforcement funds will be	Community Enhancement Division of	Low/mod income neighborhoods	Residential lots located in low/mod	Reduced complaints of deterioration in
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maintain the integrity of older neighborhoods	and education of code enforcement in neighborhoods	utilized to expand code enforcement efforts in low/mod income areas	the Fire Department		income neighborhoods	low/mod income neighborhoods
Annual partnership of Texas A&M students, neighborhood residents, and City employees to provide "sweat equity" for improvements in low/mod income neighborhoods through the "BIG EVENT"	Student groups, neighborhood residents, and employees of City departments will focus efforts to "clean up" and "beautify" low/mod income neighborhoods	CDBG Interim Assistance funds will be utilized to provide materials for debris removal in the execution of neighborhood cleanup campaigns	Coordinated efforts of the Community Development Division and Texas A&M University student groups	Low/mod income neighborhoods	Residential lots located in low/mod income neighborhoods	Reduced complaints of deterioration in low/mod income neighborhoods

Objective: Clearance of vacant and dilapidated structures providing benefits to a designated low/mod income area or benefits to low/mod income limited clientele

Demolition of vacant structures in low/mod income areas to provide space for park facilities	Provide support for the implementation of the College Station Recreation, Parks, and Open Space Master Plan	CDBG and Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	Low/mod neighborhoods	Residents of low/mod neighborhoods	Completion of Parks projects in designated low/mod income neighborhoods
Demolition of vacant structures in low/mod income areas to provide space for public service facilities	Provide support for the implementation of Public Service facility projects serving low/mod limited clientele	CDBG and Capital Improvement Project funds	Community Development Division in coordination with other city departments	Low/mod neighborhoods	Residents of low/mod neighborhoods	Completion of Public Facility projects in designated low/mod income neighborhoods

APPENDIX A

Table 1A - Homeless and Special Needs Population

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
Individuals					
Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	89	66	23	M
	Transitional Housing	175	94	81	H
	Permanent Housing	94	0	94	H
	Total	358	160	198	
Estimated Supportive Services Slots	Job Training	84	56	28	H
	Case Management	458	70	388	H
	Substance Abuse Treatment	103	61	42	H
	Mental Health Care	135	73	62	H
	Housing Placement	187	146	41	L
	Life Skills Training	153	102	51	M
	Other	185	120	65	H
Estimated Sub- populations	Chronic Substance Abusers	96	29	67	H
	Seriously Mentally Ill	78	58	20	H
	Dually - Diagnosed	64	26	38	H
	Veterans	40	6	34	M
	Persons with HIV/AIDS	19	8	11	M
	Victims of Domestic Violence	45	9	36	H
	Youth	44	0	44	M
	Other				

Persons in Families with Children

Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	50	29	21	H
	Transitional Housing	146	36	110	H
	Permanent Housing	41	0	41	H
	Total	237	65	172	
Estimated Supportive Services Slots	Job Training	33	11	22	H
	Case Management	100	35	65	H
	Substance Abuse Treatment	31	8	23	M
	Mental Health Care	20	11	9	M
	Housing Placement	96	44	52	L
	Life Skills Training	24	17	7	H
	Other	172	47	125	H
Estimated Sub- populations	Chronic Substance Abusers	16	10	6	H
	Seriously Mentally Ill	21	11	10	H
	Dually - Diagnosed	14	6	8	H
	Veterans	10	0	10	M
	Persons with HIV/AIDS	2	0	2	M
	Victims of Domestic Violence	61	17	44	H
	Other				

Table 2A - Priority Needs Summary

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	613	61
		31-50%	H	575	58
		51-80%	M	355	18
	Large Related	0-30%	H	91	9
		31-50%	H	29	3
		51-80%	M	57	3
	Elderly	0-30%	H	78	8
		31-50%	H	9	1
		51-80%	M	11	1
	All Other	0-30%	M	3770	189
		31-50%	M	1872	94
		51-80%	M	1108	55
Owner	0-30%	H	202	20	
	31-50%	H	108	10	
	51-80%	H	172	17	
Special Populations		0-80%	H	357	36
Total Goals					583
Total 215 Goals					

Table 2B - Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS			
Neighborhood Facilities (One Stop Public Service Center)	High		\$2,500,000
Parks and/or Recreation Facilities	Medium		\$300,000
Health Facilities	High		\$500,000
Parking Facilities	Medium		\$75,000
Solid Waste Disposal Improvements	Low		\$500,000
Asbestos Removal	Medium		\$10,000,000
Non-Residential Historic Preservation	Low		\$1,500,000
Residential Historic	Medium		\$500,000
Other Public Facility Needs (Youth)	Medium		\$500,000
Other Public Facility Needs (Child Care)	High		\$500,000
Other Public Facility Needs (Seniors)	High		\$500,000
INFRASTRUCTURE			
Water/Sewer Improvements	High		\$5,000,000
Street Improvements	High		\$10,000,000
Sidewalks	Medium		\$5,000,000
Flood Drain Improvements	High		\$10,000,000
Other Infrastructure Needs (Weather Warning)	Medium		\$2,000,000
Other Infrastructure Needs (Street Lights)	High		\$5,000,000
PUBLIC SERVICE NEEDS			
Handicapped Services	High/medium		\$1,000,000
Transportation Services	High		\$5,000,000
Substance Abuse Services	High		\$2,000,000
Employment Training	High		\$2,000,000
Health Services/Dental	High		\$5,000,000
Other Public Service Needs (Hunger)	High		\$1,000,000
Other Public Service Needs (Family Deterioration)	Medium		\$500,000
Other Public Service Needs (Information and Referral)	High		\$2,000,000

ANTI-CRIME PROGRAMS			
Crime Awareness	Medium		\$200,000
Other Anti-Crime Programs	Medium		\$200,000
YOUTH PROGRAMS			
Youth Services	High		\$2,000,000
Child Care Services	High		\$2,000,000
Other Youth Programs (Teenage Pregnancy)	High		\$200,000
SENIOR PROGRAMS			
Senior Services	High		\$1,000,000
Other Senior Programs (Recreation)	Medium		\$500,000
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned Commercial/Industrial	Medium		\$5,000,000
CI Infrastructure Development	Low		\$5,000,000
Other Commercial/Industrial Improvements	Medium		\$5,000,000
Micro-Enterprise Assistance	Medium		\$500,000
ED Technical Assistance	Medium		\$500,000
Other Economic Development	Low		\$500,000
PLANNING			
Planning	High		\$1,000,000
TOTAL ESTIMATED DOLLARS NEEDED:			\$96,475,000

APPENDIX B

Comments from April 10, 2000 Public Hearing

Stressed the importance of creating & maintaining job training and opportunities.
There is a need for more affordable housing - especially 1 bedroom rental units in the \$350-\$400 price range.
There is a need for more affordable housing in secure areas.
There needs to be a focus on historical preservation.
Less commercial rehabilitation needs to be done with CDBG funds.
More neighborhood parks should be developed.
Wider sidewalks should be installed in the older neighborhoods.
Additional comments on wider/more sidewalks in older areas of town.
There is a concern about the busy traffic in neighborhoods - there is a need for traffic control.
There is a need for traffic control in the Sterling Street area because kids play in the street because there is no neighborhood park.
There is a need for a safe crossing for users of the Lincoln Center at Holleman & Eleanor.
The sanitation infrastructure needs to be updated - this would help with street improvements.
Concerned with the number of people allowed in a single family dwelling & if there was a violation, how the violation would be enforced.
There needs to be more parking in the Lincoln Center area.
There needs to be a pool in the Lincoln Center area.
There needs to be more ADA accessible housing units.
There needs to be more housing & services for the elderly.
There is a need to promote historical enhancement.
Infrastrucure in L/M areas (utilities, sidewalks, streets) needs to be addressed.
Procedures need to be developed to track/grade CD's effectiveness and make the information available to the public via the City's website.
Less dollars should be spent for commercial.
More dollars should be spent for housing needs.
There needs to be a follow-up to current job training programs. Also a need to empower people to become self-sufficient & secure employment.
There is a need for a neighborhood park in the Sterling Street area & also in other older/LMI areas.
Agency Representative Comments
There is a need for more Section 8 housing units.
There needs to be an emphasis on Information & Referral services.
Keep 15% for social service funding in place - don't reduce.
Emphasis on small neighborhood parks.
The problem of large groups of students residing in one dwelling needs to be addressed - possible change in City code to allow no more than 3 unrelated individuals in a dwelling.
There is a need for intergenerational accommodating parks in the City with wider plaza areas, more benches, wider sidewalks, & more/better lighting.
Housing needs are currently geared toward the student population - more emphasis needs to be placed housing for individuals with fixed incomes.
There is a desire to ensure the full 15% for social service agencies is made available for funding.
There is a need to follow-up assistance to new homebuyers and the elderly for routine maintenance of homes.
A suggestion to develop a job training program utilizing the "trainees" on L/M homeowner repairs.

Comments from April 25, 2000 Public Hearing

Increase funds for infra structure and street improvements.
Need improved quality of pavements for bicyclists
There should be specific lanes for bicyclists
Problem with long-term parking in Northgate area (more than one hour)
Problem with medium-term parking in Northgate area (one hour)
Problem with short-term parking in Northgate area (less than one hour)
Concern over night time and Sunday parking in Northgate area
Critical parking problem exists in Northgate area
Problem with code enforcement concerning parking issues in Northgate area
Rehabilitation of commercial neighborhood, including parking situation, important
Customers do not want to spend money to park
Proposed bike/hiking trail to Hensel Park will impact the type of development that will occur in future in Northgate area
Need for development of affordable one- to two-bedroom townhouses or condominiums
Many people are interested in more urban style living arrangements
Development of affordable housing in Northgate area would be beneficial
If infrastructure and streets were improved, developers would be encouraged to build in Northgate area.
If infrastructure and streets were improved, Northgate property owners would be encouraged to improve their properties.
Need for more housing in price range of \$400-\$500 for 1-2 bedrooms
Hard to find any one bedrooms apartments to rent for less than \$400
Enjoys coming to Northgate, but would not pay for parking
Does not like to shop in Northgate because of the lack of parking space
Red light at corner of University and College Main should not allow vehicles to turn on red, in order to give pedestrians time to cross intersection
Only 18% of traffic accidents that occurred during the last four years were on College Main.
Would like TAMU buses to stop in Northgate area
Some of Northgate area should be rezoned
Northgate district is an urban society, and City needs to have a bigger Facade Program project, covering more of an area.
Would like to know the City's overall vision for the Northgate area--whether it is to be a historical, entertainment, arts, economic or parks area
Concern that the City might want to consider Northgate area as a tourist area with emphasis on arts and entertainment
Need to get word out to landlords concerning Rental Rehabilitation Program
Everyone in Northgate area is concerned about bicycle, pedestrian, and parking safety.
Concern over the function of the Northgate Revitalization Board--if it meets the needs of the merchants in the area
The old parking lot on College Main was full of potholes, but was always full. New parking lot is not fully utilized except at night.

Comments from July 10, 2000 Public Hearing

There should be a goal that specifies that Habitat for Humanity will receive a specific number of lots donated by the City of College Station each year to enable them to carry-out additional building projects.
The City Council should receive some type of Community Development progress report every six months.
The Bryan/College Station Community Health Center should receive \$180,000 in funding. Any additional funding requests should be funneled through the Joint Relief Funding Review Committee (JRFRC) process. General funds should be added to the JRFRC process.
The need is increasing for the One-Stop Social Service facility. Clients are still having to access the majority of needed services in Bryan. Arrangements for transportation and childcare make it difficult for the College Station clients to make their scheduled appointments and receive services.
A copy of the draft Consolidated Plan should be furnished for review at the Lincoln Center.
Questions
What can be done with the Affordable Housing money?
Will be used the entire 20% of the CDBG for administrative expenses?
What will the proposed brick pavers (on the Church Street project) cover?
Will this budget (presented at the July 10 th public hearing) be voted on at the August 10 th City Council meeting?
Is Commercial Rehabilitation eligible citywide?
Where are we in regards to the proposed One-Stop Social Service facility?
What is the Lincoln Center renovation project?
Who is currently using CHDO funds?

Comments from July 13, 2000 Public Hearing

A study done by the local Dental Association and Medical Association should be made available for review.
Councilman Maloney wants to make sure that the really needy are using the services.
We should track the company's coming in to town and make sure that they are providing employees with acceptable benefits. Focus on any company receiving incentives from the City for location to College Station.
Add a strategy to deal with Implementation of tracking services/demographics.
Want to avoid making it necessary for employees of new companies to have the need to "get into the system".
There seems to be a lack of coordination between Health systems, Councilman Silvia does not see a tracking systems to make sure the clients are getting the right services.
There needs to be a Housing Goal that includes language regarding families.
The City of Bryan is having discussions with Habitat for Humanity regarding the use of CHDO funds.
One of our main goals should be that no citizen of College Station should be without housing, an adequate job or health care to lead to independence.
There needs to be a good, solid process in place that will eliminate the dependency on these services. Outcomes should be changed to reflect this.
Companies coming into town should be encouraged to provide adequate benefits to their employees. We need to make sure that we are working at eliminating the system from our end.
We need to get more information from the people using the services. (ex. regarding employment information)
A draft copy of the Consolidated Plan needs to be located at College Hills Missionary Baptist Church, St. Matthews Baptist Church, and the Barbara Bush Center/Head Start Center to enable citizens in these areas to review the Plan.

On recently published identified barrier to our youth is the lack of computers. This should be a specific goal/strategy to address how to make computers available to youth through varied programs.
Councilman Maloney likes the idea of having a non-profit doing housing programs.
There is a parent-training program at the Barbara Bush School that is a CSISD program. There is a gap in services during the summer because of lack of available funds from the CSISD. This should be a project funded with CDBG funds.
The City of College Station received a call from the Director of Habitat for Humanity requesting a meeting for a presentation to Council and Staff.
Questions
Why is there a range of funding (\$25,000 - \$175,000) for the B/CS Community Health Center?
What is the proposed Northgate Park?
Would the construction of a Senior Citizens center be an eligible activity?
Is BVCOG an eligible CHDO?
What is Commercial Assistance?
In regards to the proposed Public Service Agency funding, is the \$15,000 allocated to BVCAA Dental Clinic over and above the \$60,000 the County is giving to the program?
There is \$150,000 allocated for architecture and design of the One-Stop Social Service facility. Wasn't there an additional \$160,000 allocated from previous years?
What is Public Service money used for?
Can you purchase land for building by someone like Habitat for Humanity?
Have we received any notice of a reduction in future grant funding?
Are we required to work with CHDO's? Is Habitat for Humanity eligible as a CHDO?
Do we want to provide more services or do we want to provide services that will lead toward self-sufficiency?
Is it correct that the average sales price of a home in College Station is listed as \$150,000?
Is there a rule that you have to pool funds (referring to the JRFRC process)?
Do we track housing assistance reports from other agencies?
How do you evaluate the access of health and dental care for the area?
How do Medicaid & the Health Department programs/funds fit into this system?
When funds come in, are they earmarked for Health Services?
What percentage of clients comes from Bryan, College Station, or Brazos County?
Do we track employers of the clients who are receiving assistance?
How do we verify income?
How do you distinguish who receives services?
How can we split expenses appropriately?
How do we determine where people come from for services: city or county?

APPENDIX C

GLOSSARY

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% of gross income for housing costs.

Cost Burden: The extent to which gross housing costs, including utility income, exceed 30% of gross income, based on data available from the U.S. Census Bureau.

Community Development Block Grant (CDBG): An annual grant of federal dollars to the City of College Station from the U.S. Department of Housing and Urban Development. The funds are spent on activities benefiting low and moderate income persons.

Continuum of Care: A comprehensive system for moving individuals and families from homeless to permanent housing by providing services (e.g., job training, counseling, budget counseling, education, etc.).

Elderly: A person who is at least 62 years of age.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Emergency Shelter Grant (ESG): HUD provides funds to improve the quality of emergency shelter, to help make available emergency shelter, and to help meet operating costs and costs of essential social services to homeless individuals.

Extremely low-income family: Family whose income is between 0 and 30% of the median income for the area, as determined by HUD.

Federal Emergency Management Agency (FEMA): Administers funds to local emergency service organization for responses to emergency situations.

FIPAC: Facade Improvement Program Advisory Committee

Frail Elderly: An elderly person (62+) who is unable to perform at least three activities of daily living, such as eating, dressing, bathing, grooming or household management.

HOME Investment Partnership Program (HOME): An annual grant from the U.S. Department of Housing and Urban Development that provides funds for affordable housing projects/programs.

Homeless Person: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Housing Problems: Households with housing problems including physical defects, overcrowding and cost burden. Overcrowding is a housing unit containing more than one person per room.

HUD: U.S. Department of Housing and Urban Development.

JRFRFC: Joint Relief Funding Review Committee.

Jurisdiction: A state or unit of general local government.

Lead-Based Paint Hazards: Any condition that causes exposure to lead from lead-contaminated dust, soil and paint that is deteriorated or present in accessible surfaces, friction surfaces or impact surfaces that would result in adverse human health effects.

LIHTC: Low Income Housing Tax Credit.

Low Income: Households whose income is below 80% of the area median income. This is referred to as moderate income in the CDBG program.

Middle Income: Households whose income is between 80% and 95% of the median income for the areas.

Other Low Income: Households whose income is between 51% and 80% of the area median income. This income level is referred to as moderate income level in the CDBG program.

Section 8 Program: The program provides rental assistance. Those who receive the assistance pay no more than 30% of their gross monthly income for rent.

Self-Sufficiency: A program designed to provide support services to enable participating families to achieve economic independence and self-sufficiency.

APPENDIX D

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APPENDIX G

Monitoring Policies

The City of College Station's Community Development Office has implemented procedures to ensure programmatic/project compliance with regard to federal regulations and statutes. Related to housing programs carried out using CDBG/HOME funds, the recapture method of ensuring long-term affordability is utilized. Real Estate liens are executed and filed requiring the owner to: (1) occupy the dwelling as their homestead; (2) maintain the property to required minimum standards; (3) keep the property adequately insured, and; (4) pay property taxes as required. The Community Development Office has also acquired, and is in the process of implementing, a data base program to facilitate the monitoring and tracking of project data and regulatory compliance. At least once annually staff will review projects still covered by recapture/lien periods and ensure programmatic compliance. Likewise, CHDO's and or subrecipients utilizing CDBG/HOME funds are required to agree to and execute performance contracts outlining the use of program funds and any recaptured dollars. These organizations will also be monitored at least annually for programmatic compliance.

The following is the requirement inserted in each Funding Agreement entered into with subrecipient agencies whom have been selected to provide direct services with the support of CDBG Public Service funds:

ARTICLE IV **RECORDS AND REPORTS**

4.1 Agency shall maintain fiscal records and supporting documents in the form of receipts, canceled checks, payroll records, employee time sheets and other mutually agreed upon documentation to verify all expenditures of funds under the terms of this Agreement. Said documentation shall conform to HUD, and the City's, accounting practices and Federal Office of Management and Budget Bulletin A-87 and Entitlement Grant Regulation 24 CFR Part 85 as they currently are enacted or as amended.

4.2 Agency shall maintain written records and supporting documents as required under this Agreement for all applicable, generally accepted, and required administrative and operating policies. Agency shall maintain such records, accounts, reports, files or other documents for a minimum of three (3) years after the expiration of this agreement. City and HUD's right to access Agency's files shall continue during this period and for as long as the records are retained by Agency.

4.3 Agency shall provide the City and HUD representatives reasonable access during regular business hours to any books, accounts, records, reports, files or other papers belonging to or in use by Agency.

4.4 Agency shall submit activity reports to the City on a quarterly basis. The format of such reports shall, at a minimum, consist of a narrative summary of activities and an activity report that describes the clients served by Agency through the funding received

under this Agreement. This summary report will include information on the following: racial and ethnic identification; household income information as to whether low or moderate income (as stipulated by HUD regulations); head of household status; and city of residence status. Agency will maintain supporting back-up documentation regarding all reports and make such available to the City upon request. The activity reports and reimbursement requests, including documentation, shall be submitted to the City within thirty (30) days following a reporting period. Failure to provide timely and complete reports may result in forfeiture of funds or termination of this Agreement pursuant to Article VI herein.

4.5 Agency shall submit a fund raising activity report to City on a quarterly basis, thirty (30) days following each reporting period. The report shall summarize all fund-raising activities and shall include the following information: description, status, amount earned or requested and activity cost undertaken for the Program.

4.6 The City shall conduct a monitoring review of the Program on a quarterly basis or as otherwise deemed necessary by the City so as to evaluate Agency's compliance with the provisions of this Agreement or any HUD regulation. A minimum of one on-site monitoring review will be conducted by the City during the term of this Agreement.

4.7 Agency shall submit a completed self-evaluation process which includes public input to the City at end of the Program year and will provide a description of the process and evaluation tool to be utilized for the process to the City within the 1st quarter of the program year.

4.8 The City shall have the option to recommend one appointee for any one vacancy that occurs on the Board of Directors of the Agency during the program year.

4.9 Agency shall submit written evidence verifying that the Executive Committee of the Board of Directors and a minimum of 25% of the remainder of the Board have completed and received orientation materials for a City staff approved board training program and have attended a workshop provided by City staff on information regarding Community Development Block Grant guidelines.

4.10 Agency shall provide the City with an agenda of all regular and non-regular Board meetings five (5) days prior to the meeting with information as to the date, time and place of meeting. If a non-regular meeting is scheduled, Agency shall immediately notify the City of non-regular meeting. Said notification should be in writing via facsimile or e-mail; or orally by telephone, depending on Agency's own notification of the Board meeting.

4.11 Agency shall submit minutes of each Board of Directors meeting and Executive Committee meeting to the City within **10 days after approval of the minutes.**